

## Gateway Determination

***Planning proposal (Department Ref: PP-2020-3229) to allow for redevelopment of the southern portion of the 106-128 Woodpark Road, Smithfield.***

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Holroyd Local Environmental Plan (LEP) 2013 to allow for redevelopment of the southern portion of the site for the purposes of office development and a neighbourhood supermarket should proceed subject to the following conditions:

1. Prior to public exhibition, Council is required to amend the planning proposal to address the following:
  - a) Remove the proposed additional permitted uses for shops and business premises and include an additional permitted use for a neighbourhood supermarket noting the existing provision in the LEP regarding the maximum gross floor area for neighbourhood supermarkets of 1000m<sup>2</sup>.
  - b) Clarify the additional number of jobs arising from the proposal.
  - c) Address *Priority C11 – Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land* of the Central City District Plan.
  - d) Update the proposed maps in the planning proposal to clearly identify the intended changes and ensure legibility for public exhibition.
  - e) Update the planning proposal to address the inconsistency with Section 9.1 Directions 4.3 Flood Prone Land and 6.3 Site Specific Provisions.
  - f) Update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. The planning proposal must be placed on exhibition within four weeks of receiving Gateway determination.

4. The planning proposal must be reported to Council for a final recommendation within 4 months from the date of the Gateway determination.
5. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW;
  - Environment, Energy and Science Group – Department of Planning, Industry and Environment; and
  - NSW State Emergency Service.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
8. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 15<sup>th</sup> day of February 2021.



**Catherine Van Laeren**  
**Executive Director, Central River City**  
**and Western Parkland City**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**