

Mr Rik Hart
Interim General Manager
Inner West Council
260 Liverpool Road
ASHFIELD NSW 2131

Dear Mr Hart

Planning Proposal PP_2017_IWEST_010_00 to amend Marrickville Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone 67, 73-83 Mary, 50-52 Edith and 43 Roberts Streets, St Peters from R2 Low Density Residential and IN2 Light Industrial to B4 Mixed Use and amend the development standards.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with Section 117 Directions 1.1 Business and Industrial zones and 3.5 Development near licensed aerodromes are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Plan making powers were delegated to Councils by the Minister in October 2012. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Martin Cooper of the Department's Sydney Region East section to assist. Mr Cooper can be contacted on 9274 6582.

Yours sincerely

 10 October 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway Determination