

Mr Peter Gainsford  
General Manager  
Inner West Council  
PO Box 14  
PETERSHAM NSW 2049

Via: [council@innerwest.nsw.gov.au](mailto:council@innerwest.nsw.gov.au)

23 September 2025

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**Subject: Planning Proposal (PP-2024-574) to amend Inner West Local Environmental Plan 2022**

Dear Mr Gainsford

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal PP-2024-574 that seeks to deliver mixed-use uplift at 75-85 Crown Street and 116 Princes Highway, St Peters.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with the direction of the Minister under section 9.1 of the Act in relation to 4.5 Acid Sulfate Soils, is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act 5.3 Development Near Regulated Airports and Defence Airfields. Council should ensure this occurs prior to finalisation.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 19 June 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

## Department of Planning, Housing and Infrastructure

Should you have any enquiries about this matter, I have arranged for Andy Ng to assist you. Mr Ng can be contacted on 02 9585 6438.

Yours sincerely

A handwritten signature in black ink, appearing to read "Jazmin van Veen".

Jazmin van Veen  
Director, Local Planning (North, east and Central Coast)  
Local Planning and Council Support  
Department of Planning, Housing and Infrastructure

Enc Gateway determination