



18 October 2023

Amanda Harvey  
Executive Director Local Strategies and Plan Making  
NSW Department of Planning & Environment

Via email: [pgo@dpie.nsw.gov.au](mailto:pgo@dpie.nsw.gov.au); [amanda.harvey@planning.nsw.gov.au](mailto:amanda.harvey@planning.nsw.gov.au)

Attention: Katie Joyner

**Re: Request for Gateway Alteration: Parramatta Road Corridor Stage 1 Planning Proposal**

Dear Amanda

I am writing to you to request alteration of Gateway determination timeframes for Parramatta Road Corridor Stage 1 Planning Proposal until March 2024.

As you are aware, Inner West Council is progressing this Planning Proposal for implementation of NSW Government's Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). Department of Planning & Environment (DPE) issued a Gateway determination for this Planning Proposal on 20 October 2022 to proceed to public exhibition subject to changes.

The Gateway conditions required extensive work to be completed and substantial changes to be made to the Planning Proposal prior to public exhibition. This required undertaking additional technical studies using external consultants. Given the complexity of this proposal, these studies required additional resources, funding and timing and were completed in September 2023. This has resulted in Post-Gateway amendments to the Planning Proposal in response to the Gateway conditions.

At its meeting on 10 October 2023, Council considered the updated Planning Proposal and resolved as follows:

*1. That Council endorses a six week community consultation for the Planning Proposal for Parramatta Road Corridor - Stage 1, associated draft amendments to Development Control Plans (DCPs) (Leichhardt, Marrickville and Comprehensive Inner West Development Control Plan 2016 (former Ashfield) and supporting studies with:*

- a) A 'meet the planner' drop-in weekend sessions in each precinct (Leichhardt, Taverners Hill, Kings Bay/ Croydon); and*
- b) A community meeting in each precinct (Leichhardt, Taverners Hill, Kings Bay/ Croydon).*

*2. That Council write to the Department of Planning and Environment seeking alteration of the Gateway Determination to amend the timeframes for finalisation of the proposed Local Environmental Plan amendment by March 2024.*

3. That Council delegate the authority to the General Manager to make any minor changes to correct any omissions, errors or inconsistencies to the Planning Proposal and supporting draft Development Control Plan amendments prior to exhibition.

4. That Council receive a post exhibition report for its consideration.

5. That Council receive a final Planning Proposal for endorsement no later than its March 2024 Ordinary meeting.

6. That the stakeholder engagement report for the community consultation include demographic data including age, gender, disability, resident suburb, employment and home ownership or renter status.

This is consistent with DPE's correspondence to Council from Marcus Ray received 22 August 2023.

Table 1- Updated Planning Proposal Timeline

Action	Timing
Complete any changes required by Gateway Determination	October 2022 – September 2023
Post Gateway Report to Council	October 2023
Public exhibition & government agency consultation	November 2023 – December 2023 (6 weeks)
Consideration of submissions	December 2023 – February 2024
Reports to Inner West Local Planning Panel and Design Review Panel	February 2024
Council meeting to consider outcomes of exhibition	March 2024
Update draft LEP in line with Council resolution	March 2024
Submission of Planning Proposal to DPE to arrange for the drafting of the updated LEP	March 2024

This proposal offers the opportunity to deliver at least 1500 new dwellings. Council has completed a considerable amount of work already in progressing this Planning Proposal and this gateway alteration is an important step in progressing the proposal which can unlock more housing supply.

Should you wish to discuss this matter further, please contact Daniel East, Acting Senior Manager Planning on 9335 2255 or [daniel.east@innerwest.nsw.gov.au](mailto:daniel.east@innerwest.nsw.gov.au).

Sincerely,



Peter Gainsford  
**General Manager**