



Mr Rik Hart
Interim General Manager
Inner West Council
2-14 Fisher Street,
Petersham NSW 2049

Our ref: PP_2016_IWEST_001_00 (16/15019)

Dear Mr Hart

Planning proposal to amend Marrickville Local Environmental Plan 2011

I am writing in response to your Council's letter dated 9 November 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to establish the Sydenham Station Creative Industries Hub entertainment and employment precinct.

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.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of S117 Direction 1.1 Business and Industrial Zones. Council should ensure this occurs prior to the plan being made.

The Department notes the comments of Council's Economic Development Officer (as included in the planning proposal) in relation to the precinct's value as an industrial area. Consequently, Condition 1(f) of the attached Gateway Determination requires the preparation and exhibition of an economic impact assessment to address the potential impacts of the proposal upon the current and future economic viability of the precinct. The assessment should have particular regard to the potential effect of small bars and restaurants, and creative purposes-related business and office premises upon the overall economic future of the precinct.

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. 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 is to be finalised within 12 months of the week following 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 Local Environmental Plan should be made 6 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 Andrew Watkins of the Department's Sydney Region East office to assist you. Mr Watkins can be contacted on (02) 9274 6558.

Yours sincerely

 12/1/17
Karen Armstrong
Director, Sydney Region East
Planning Services

Encl:
Gateway Determination