



INNER WEST COUNCIL

Contact: Denise Bengler
Phone: 9392-5776

3 December 2019

Jim Betts
Deputy Secretary – Place, Design and Public Spaces
NSW Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Attn: Kris Walsh
Acting Manager, Eastern and South District
Place, Design and Public Spaces

RE: Submission of a Planning Proposal for the creation of a Consolidated Inner West Local Environmental Plan

Dear Mr Betts,

At its meeting on the **26 November 2019**, Inner West Council resolved (**C1119(2) Item 1**) to endorse the aforementioned Planning Proposal and forward it to the Department of Planning, Industry and Environment for a Gateway Determination.

The Planning Proposal seeks to consolidate Ashfield LEP 2013, Leichhardt LEP 2013 and Marrickville LEP 2011 into a single consolidated Local Environmental Plan (Inner West LEP 2020) to improve clarity and consistency in the planning framework, including the following:

- Aligning clauses, zones and permissibility; and
- Retaining existing development standards and controls (current floor space ratio, building height and minimum lot size standards will continue to apply).

The draft Planning Proposal (Attachment 3) explains the principles on which any changes required in the consolidation are based and sets out those changes in detail. It has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* and the Department's guides titled, "*A guide to preparing Local Environmental Plans*" and "*A guide to preparing Planning Proposals*".

Council requests that the Minister for Planning makes a Gateway Determination in relation to the Planning Proposal in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*. Council also confirms that it wishes to have the plan making function for the proposed LEP delegated to the CEO of Inner West Council.

Council looks forward to working with the Department of Planning, Industry and Environment to progress this Planning Proposal. Should you have any further questions regarding this matter, please contact Denise Benger on 9392-5776, or by email at denise.benger@innerwest.nsw.gov.au.

Yours sincerely



David Milliken

COUNCIL STRATEGY MANAGER

Attachments

1	Council Resolution (C1119(2) Item 1) determined at the Council Meeting held on 26 November 2019
2	Council report for the meeting held on 26 November 2019
3	Council's Planning Proposal and supporting documentation
4	Delegation of Plan Making Functions to Council