



Mr Michael Deegan
Chief Executive Officer
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Dear Mr Deegan

Planning proposal PP_2020_IWEST_004_00 to amend Marrickville Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to permit retail premises, business premises, centre-based child care facilities, medical centres and community facilities; and allow the additional permitted uses only in conjunction with the approved shopping centre extension under Major Project Approval MP09_0191.

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

I note that Council has requested authority to use its delegated plan-making functions for this amendment. Given Council's request and the strategic and site specific merit of the planning proposal, Council is authorised to be the local plan-making authority.

Given the additional sensitivity of child care facilities, the conditions require a supplementary contamination report and Flood Assessment Emergency Response Plan to demonstrate the suitability of a childcare centre within the Edinburgh Road shopping centre site, and to adequately address the section 9.1 Directions.

The Department notes that the proponent's planning proposal has been included in the information provided with Council's planning proposal. To avoid confusion during community consultation, it is requested that Council's planning proposal clearly address all relevant matters and be the main source of information.

The amending local environmental plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Derryn John to assist you. Mr John can be contacted on 9274 6160.

Yours sincerely



15 September 2020
Brendan Metcalfe
A/Director, Eastern and South Districts
Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination