



5 June 2020

Mr Jim Betts
Secretary
Department of Planning, Industry and Environment
GPO BOX 39
Sydney NSW 2001

Dear Mr Betts,

RE: Submission of Planning Proposal for 1-5 Chester Street, Annandale

On **26 May 2020**, Inner West Council considered the aforementioned Planning Proposal and resolved **(C0520(2) Item 2)** to forward it to the Minister for Planning and Public Spaces for a Gateway Determination.

The Planning Proposal seeks to:

- Amend the *Leichhardt Local Environmental Plan 2013* by rezoning most of the site from IN2 Light Industrial to B7 Business Park;
- Include a local provision for student housing and a minimum of 980sqm of employment floorspace;
- Increase the FSR from 1:1 up to 2:1 with maximum height of 17 metres and no more than 5 storeys;
- Amend the key sites map to include the site and the application of new additional local provisions; and
- Rezone part of the site as RE1 Public Recreation, constructed as part of the Johnstons Creek pedestrian and cycling path and dedicated to Council.

The proposal is accompanied by a site-specific amendment to the *Leichhardt Development Control Plan 2013* and draft Voluntary Planning Agreement offer which have been endorsed by Council to go on exhibition.

Please find enclosed a copy of the Planning Proposal prepared in accordance with section 3.33 of *Environmental Planning and Assessment Act 1979* (the Act) and the Department's guides '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*'.

Council requests that the Minister makes a Gateway Determination in relation to the Planning Proposal in accordance with Section 3.34 of the Act and requests that the plan making function to be delegated to Council.

Should you have any enquiries, please contact **Gunika Singh**, Acting Team Leader Planning Policy on 9392 5726 or by email at Gunika.singh@innerwest.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Daniel East".

Daniel East
A/Strategic Planning Manager – Strategic Planning

Attachments Encl.

1. Council Resolution (**C0520(2) Item 2**) determined at Council Meeting on 26 May 2020
2. Council Report and Assessment
3. Council's Planning Proposal and supporting documentation
4. Delegation of Plan Making Functions to Council