



INNER WEST COUNCIL

Contact: Gunika Singh
Phone: 9367 9236

16 March 2017

Ms Carolyn McNally
Secretary (Chair)
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Sandy Chappell
Acting Director of Planning Services- Sydney Region East

Dear Ms McNally,

SUBMISSION OF PLANNING PROPOSAL FOR GATEWAY DETERMINATION 168 NORTON STREET, LEICHHARDT

At its Council meeting on 28 February 2017 Inner West Council considered a Planning Proposal for 168 Norton Street, Leichhardt and resolved to forward the Planning Proposal to the Minister for Planning for a Gateway Determination (refer to Attachment 1 Resolution **C0217 Item3**)

The Planning Proposal seeks to facilitate redevelopment of the site at 168 Norton Street for the purpose of self-contained seniors housing and mixed use development by amending the *Leichhardt Local Environmental Plan* (LEP 2013) as follows:

- include an Additional Local Provisions clause '6.18 Development of land at 168 Norton Street' in Part 6 of the LEP as follows:
 - an increase of the maximum floor space ratio (FSR) from 1.5:1 to 3:1;
 - limits the increased FSR to a 'seniors housing' development with a minimum of 15% of the dwellings to be 'affordable places' under the definitions contained in *State Environmental Planning Policy (Housing for Seniors or People with a disability) 2004*;
 - requires an active street frontage along Norton Street.
- amend the Key Sites map to include the site and the application of the new 'Additional Local Provisions' at 168 Norton Street.

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049

Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

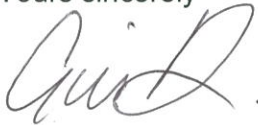
Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

Please find enclosed a copy of the Planning Proposal prepared in accordance with section 55 of *Environment Planning and Assessment Act 1979* (the Act) and the Department's guides titled, '*A guide to preparing planning proposals*' and '*A guide to preparing local environmental plans*'.

Inner West Council requests that the Minister for Planning make the Gateway Determination in relation to the Planning Proposal in accordance with section 56 of the Act. Council also confirms that it wishes to have the plan making function for these proposed amendments to LEP 2013 delegated to Council.

Inner West Council looks forward to working with the Department to progress this LEP amendment. Should you have any further questions regarding this matter, please contact Gunika Singh, Student Strategic Planner on 9367 9236, or by email at gunika.singh@innerwest.nsw.gov.au.

Yours sincerely



Gill Dawson,

MANAGER ENVIRONMENT AND URBAN PLANNING

Attachments Enclosed

<i>Planning Proposal for proposed amendments to Leichhardt LEP 2013</i>	
<i>Item 1</i>	Council Resolution (C0217- Item 3) determined at the Council Meeting held on 28 February 2017.
<i>Item 2</i>	Endorsed Council Report at the Council Meeting held on 28 February 2017
<i>Item 3</i>	Council's Planning Proposal - 168 Norton Street, Leichhardt
<i>Item 4</i>	Proponent's Planning Proposal and Supporting Documentation
<i>Item 5</i>	Delegation of Plan Making Functions to Council
<i>Item 6</i>	Electronic disc containing all the above attachments