

31 August 2017

Ms. Carolyn McNally
Secretary
NSW Department of Planning & Environment
GPO Box 39
Sydney 2001

Dear Ms McNally,

2-6 Cavill Avenue Ashfield - Planning Proposal for Gateway Determination

This letter seeks Gateway determination for the above Planning Proposal and for Council to be given "Written Authorisation to Exercise Delegation" (as granted to former Ashfield LGA) to become the Relevant Planning Authority for the LEP amendment process.

The Planning Proposal application seeks various amendments to the Ashfield Local Environmental Plan 2013 for the land at 2-6 Cavill Avenue Ashfield, as described in the attached Proposal. This includes an increase to the Maximum Floor Space Ratio to 3:1 and applying a 7 metre height bonus in accordance with Clause 4.3A(3) of the LEP.

In accordance with Council policy, a preliminary "upfront" community consultation process was undertaken, and after considering a report on this matter (**Attachment 5**) Council resolved at its meeting of 25 July 2017 as follows:

- 1/4 Support the Planning Proposal subject to amendments outlined in the report.*
- 2/4 Forward the Planning Proposal to the Minister of Planning for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act, and seek that Council use its delegated plan making functions to be the Relevant Planning Authority for the processing of the Planning Proposal*
- 3/4 Authorise the General Manager to be Council's delegate and "the Authorisation" to be the Relevant Planning Authority for the processing of the Planning Proposal*
- 4/4 Develop a site specific Draft Development Control Plan as outlined in the report once the Gateway approval is received and exhibit the draft DCP concurrently with the Planning Proposal.*

The Planning Proposal was subsequently amended in accordance with Council's resolution.

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

Attachment 1 contains the Planning Proposal. The document includes a response to each of the criterion in the "Planning Proposal Guidelines". It also appends the following documents:

- Existing and proposed Maximum Floor Space Ratio and Maximum Height of Building Maps
- Heritage Impact Assessment
- Traffic Statement
- Strategic Economic Assessment

Attachment 2 has the Department's "Information Checklist" for Planning Proposals required to be supplied by Council when seeking Gateway determination. In relation to the "Urban Design" criterion on the checklist, as explained in the attached Council report, a revised Design Concept showing potential architectural outcomes will be produced by the applicants post Gateway determination and will show how development is capable of reflecting the proposed new development standards and site context. As resolved by Council a draft site specific Development Control Plan will also be exhibited concurrently with the Planning Proposal addressing the matters in the Council report.

Proposed community engagement process

Council proposes a community engagement strategy informed by the following Council (former "Ashfield area") protocols:

- a) "Community Engagement Policy"
- b) "Community Engagement Toolkit"

Subject to Gateway determination and requirements, the proposed Planning Proposal consultation should be a minimum period of 28 days.

Attachment 3 has the completed "Project Timeline" template.

Request to authorise delegation to Council to progress plan-making process

Council resolved at its meeting of 25 July 2017 to request NSW Planning and Environment to issue written authorisation to Council's General Manager to exercise and implement relevant delegations in accordance with Section 23 of the EP& A Act 1979. The Planning Proposal is considered to be a matter of local significance, and subject to a Gateway determination to this effect it is requested that the relevant Authorisation be issued to the Inner West Council.

Attachment 4 contains the Council response to the Department's "Evaluation Criteria for the Delegation of Plan Making Functions" required for the above request.

Please contact Council's Senior Strategic Planner and Projects on T.9392 577 (Mr. Con Colot) should you have any questions concerning this Planning Proposal or require further information prior to Gateway determination.

Yours sincerely,



Harjeet Atwal
Manager Planning Operations