



Mr Rik Hart
Interim General Manager
Inner West Council
17-15 Wetherill Street,
LEICHHARDT NSW 2040

Dear Mr Hart

Planning proposal PP_2018_IWEST_001_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) 2 November 2018 in respect of the planning proposal to explain the intent of and justification for an amendment to Marrickville Local Environmental Plan 2011 to list 73 and 73A The Boulevarde, Dulwich Hill, as item of environmental heritage on Schedule 5.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority given the differences between the land owner of 73 The Boulevarde, Dulwich Hill and Council in relation to the extent of the heritage listing on the site.

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. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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 Greater Sydney Commission 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 further enquiries about this matter, I have arranged for Ms Laura Locke to assist you. Ms Locke can be contacted on 8275 1307.

Yours sincerely



Amanda Harvey 7/11/18
**Director, Sydney Region East
Planning Services**

Encl: Gateway determination