

Mr Rik Hart
Interim General Manager
Inner West Council
260 Liverpool Road
Ashfield NSW 2131

Our ref: PP_2017_IWEST_005_00 (17/02337)

Attention: Con Colot

Dear Mr Hart

**Planning proposal to amend *Ashfield Local Environmental Plan 2013* –
39 Smith Street, Summer Hill**

I am writing in response to your Council's letter dated 14 December 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to remove the local heritage item I620 'house' at 39 Smith Street, Summer Hill from Schedule 5 of *Ashfield Local Environmental Plan 2013* and amend the heritage map.

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

Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan

The amending Local Environmental Plan is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the Local Environmental Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment's regional team for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Mr Andrew Watkins of the Department's Sydney Region East section to assist. Mr Watkins can be contacted on (02) 9274 6558.

Yours sincerely,



10/03/2017

Martin Cooper
Acting Director, Sydney Region East
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template