



Mr Rik Hart
Interim General Manager
Inner West Council
PO Box 14
Petersham NSW 2049

Attention: Peter Wotton

Dear Mr Hart

Planning proposal to amend Marrickville Local Environmental Plan 2011

I am writing in response to Council's letter dated 7 March 2017 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 'Shop top housing' from the Land Use Table for the B7 Business Park zone of the Marrickville Local Environmental Plan 2011.

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

The planning proposal includes references to a number of State Environmental Planning Policies which are not considered relevant to this planning proposal, and which should be deleted from the planning proposal prior to its public exhibition.

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 the planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 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 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.



3.4.17

Sandy Chappel
Director, Sydney Region East
Planning Services

Encl:

Gateway Determination

Written Authorisation to Exercise Delegation

Delegated Plan Making Reporting Template