

16 December 2016

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

Dear Ms McNally,

55-63 Smith Street Summer Hill Planning Proposal –Request for Gateway Determination

Council has received the attached Planning Proposal application requesting that additional land uses be permitted for the above site in the Ashfield Local Environmental Plan Policy 2013, as described in the Proposal. In accordance with Council policy a preliminary "upfront" community engagement process was undertaken, and after considering a report on this matter Council resolved at its meeting of 27 September 2016 as follows:

1. *Council resolve to progress a Planning Proposal to amend Ashfield Local Environmental Plan (LEP) 2013 to add the following additional uses to "Schedule 1 – Additional Permitted Uses" of the LEP for the properties of 55-63 Smith Street Summer Hill:*
 - *Office premises*
 - *Business premises*
 - *Recreation facility (indoor)*
 - *Self Storage units*

and that the applicant's Planning Proposal be amended to reflect the Council's resolution:
2. *Accompanying the Planning Proposal there must be a site specific Development Control Plan produced by the applicant addressing the matters covered in the planning report, with the content being approved by Council;*
3. *Council forward the Planning Proposal as amended in clause (1) to the Department of Planning and Environment for Gateway Determination to allow the LEP plan making process to commence under Section 56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).*
4. *Council resolve to request The Department of Planning and Environment to issue a written authorisation to Council's General Manager to exercise and implement delegations in accordance with Section 23 of the EP&A Act 1979 to facilitate the plan making process following the Gateway Determination;*
5. *Following Gateway Determination by the Department of Planning and Environment, the Planning Proposal be progressed by Council, be put on formal public exhibition, and procedures carried out as required under EP&A Act 1979, with a later report on the public exhibition being submitted to the Council for consideration on whether to continue to finalise the Planning Proposal.*

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

6. *People who made a submission as part of the preliminary community engagement process be advised of Council's decision.*

The applicant agreed to amend the Planning Proposal to reflect the above recommendation, and this was recently received by Council and is attached. A copy of the draft Development Control Plan referred to in the resolution is supplied for you information.

Inner West Council therefore requests a Gateway Determination on the Planning Proposal in accordance with Section 56 of the Act.

Please find enclosed two (2) copies of the Planning Proposal prepared in accordance with Section 55 of the Environmental Planning & Assessment Act 1979 and the Department's guides titled "A guide to preparing local environmental plans" and "A guide to preparing planning proposals".

3. Proposed community engagement process

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

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

Subject to Gateway determination and requirements, elements of the proposed Planning Proposal consultation strategy reflecting the above Council protocols will comprise:

- Extended notification period of 28 days is proposed
- Consultation with our community using a personally addressed letter in distinctive stationery to include all affected and nearby property owners.
- Letters to relevant public authorities.
- Council web site display with links to key data
- Newspaper advertisement
- Static exhibitions at Council's Customer Service Centre and at Ashfield Central Library

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

Council also resolved at its meeting of 27 September 2016 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 to facilitate the plan making process following Gateway determination. 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.

Please contact Council's Senior Strategic Planner and Projects on T.9716 1971 T.9716 1977 (Mr. Con Colot) should you have any questions concerning this Planning Proposal or require further information prior to Gateway determination.

Yours sincerely,



Phil Sarin
Director Planning and Environment

Attachments:

1. Council Report 6 December 2016 (2 copies).
2. Planning Proposal (2 copies).
- 3...Draft DCP (2 copies).