

The Hon Carl Scully
Chair
Sydney Eastern City Planning Panel
GPO Box 39
SYDNEY NSW 2001



Dear Mr Scully

Planning proposal PP_2017_IWEST_018_00 to amend Leichhardt Local Environmental Plan 2013

I am writing in response to the panel's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 15 February 2018 and 6 March 2018 in respect of the planning proposal to facilitate a mixed-use development at 469-483 Balmain Road, Lilyfield.

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 also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 6.3 Site Specific Provisions is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

The panel may still need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with the requirements of relevant section 9.1 Directions 1.1 Business and Industrial Zones and 2.3 Heritage Conservation. The panel should ensure this occurs prior to the plan being made.

On 5 October 2018, the Greater Sydney Commission issued an information note regarding planning proposals affecting industrial and urban services land. The information note refers to limited instances where the Greater Sydney Commission agrees to planning proposals proceeding that are not consistent with the retain and manage approach for industrial and urban services land of the Greater Sydney Region Plan and District Plans.

In accordance with the information note, as the planning proposal was submitted before the adoption of the district plan and had been referred to and supported by the Sydney Eastern City Planning Panel, a Gateway determination can be issued.

As per the Greater Sydney Commission's information note, the amending local environmental plan (LEP) is to be finalised within 24 months of the date of the Gateway determination as there will be no extension of time granted for the Gateway determination. The panel should aim to commence the exhibition of the planning proposal as soon as possible.

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 enquiries about this matter, I have arranged for Ms Laura Locke, Team Leader, to assist you. Ms Locke can be contacted on 8275 1307.

Yours sincerely



Stephen Murray
Executive Director, Regions
Planning Services

2 November 2018

Encl: Gateway determination