



Mr Peter Head
General Manager
Leichhardt Municipal Council
PO Box 45
Leichhardt NSW 2040

Our ref: PP_2016_LEICH_001_00 (16/05351)

Dear Mr Head

Planning proposal to amend Leichhardt Local Environmental Plan 2013

I am writing in response to your Council's letter dated 24 February 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 rezone 100-102 Elliott Street, Balmain from B2 Local Centre to part R1 General Residential, part B7 Business Park, part RE1 Public Recreation and part remaining as B2 Local Centre.

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.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones, and 4.1 Acid Sulfate Soils are of minor significance. No further approval is required in relation to these Directions.

Prior to public exhibition, the planning proposal is to be updated to address its social impact, including consideration of the capacity of existing education, health and emergency services, and to include both current and proposed Land Zoning Maps in accordance with the Standard Technical Requirements for LEP Mapping.

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 (LEP) 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 LEP 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 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 Minister 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 regional office to assist you. Mr Watkins can be contacted on (02) 9228 6558.

Yours sincerely



Martin Cooper 8/04/2016
Acting Director, Sydney Region East
Planning Services

Encl:
Gateway Determination
Delegation Authorisation