



Mr Brian Barrett
General Manager
Marrickville Council
PO Box 14
PETERSHAM NSW 2049

Our ref: PP_2015_MARRI_004_00
Your ref: 14/5378

Dear Mr Barrett

Planning proposal to amend Marrickville Local Environmental Plan 2011

I refer to Council's letter dated 13 November 2015 requesting a Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to amend land use zoning and other development controls under the *Marrickville Local Environmental Plan 2011* in respect of a planning proposal for the Victoria Road Precinct, Marrickville.

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

In making this determination, I have considered key strategic planning issues such as noise impacts on residential development in the ANEF Contours, the impact of development on airport operations and the loss of strategic industrial lands.

Prior to public exhibition, the planning proposal is to be updated to reflect advice to be provided by Sydney Airport Corporation Limited on the proposed 48 metre height limited. The planning proposal is to provide further justification for inconsistencies with directions under *A Plan For Growing Sydney* and the Section 117 Directions, as identified in the Gateway Determination. The updated planning proposal must be provided to the Department for review, prior to public exhibition.

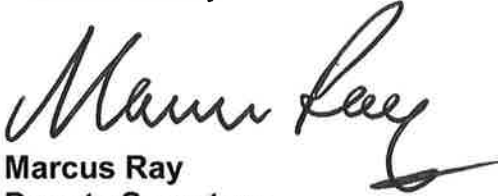
Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has submitted a request to be issued with delegation for this proposal. I have considered the nature of this proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan due to the significance of the amendments.

The amending Local Environmental Plan (LEP) is to be finalised within **12 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 practicable after all the conditions have been met. Council's request to draft and finalise the LEP should be made to the Department 8 weeks prior to the projected publication date.

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 EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Mr Martin Cooper, Acting Team Leader of the Department's Sydney East Region office, on (02) 9228 6582.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

14/03/2016
Encl: Gateway Determination