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Our ref: PP_2013_MARRI_001_00 (13/06637)
Your ref: RPA2013SYE002

Dr John Roseth
Chairperson
Sydney East Joint Regional Planning Panel
GPO Box 39
SYDNEY NSW 2001

Dear Mr Roseth,

Planning proposal to amend Marrickville Local Environmental Plan 2011

I am writing in response to your letter dated 21 October 2013 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") in respect of the planning proposal to allow 'hardware and building supplies' and 'garden centre' as additional uses within Schedule 1 – 'Additional Permitted Uses' for the land at 74 Edinburgh Road, Marrickville.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones, 3.4 Integrating Land Use and Transport, 4.1 Acid Sulphate Soils, 4.3 Flood Prone Land and 6.3 Site Specific Provisions are of minor significance. No further approvals are required in relation on these Directions.

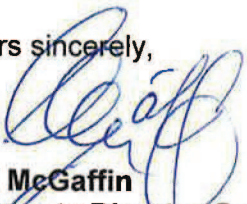
Prior to exhibition, the Sydney East Joint Regional Planning Panel (the Panel) should consult with Transport for NSW in terms of the additional information regarding traffic provided by the proponent and include its comments as part of the exhibition material.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department to draft and finalise the LEP should be made six (6) 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 Deewa Baral of the regional office of the department on 02 8575 4129.

Yours sincerely,


Neil McGaffin 25.11.13
A/ Deputy Director General
Planning Operations and Regional Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2013_MARRI_001_00): to allow 'hardware and building supplies' and 'garden centres' as additional uses within Schedule 1 – Additional Permitted Uses for the land at 74 Edinburgh Road, Marrickville.

I, the Acting Deputy Director General, at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the Marrickville Local Environmental Plan (LEP) 2011 to allow 'hardware and building supplies' and 'garden centre' as additional uses within Schedule 1 – Additional Permitted Uses for the land at 74 Edinburgh Road, Marrickville should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the *EP&A Act* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013).
2. Prior to undertaking exhibition, the proponent is to provide the following:
 - (a) updated planning proposal in line with the 'Guide to Preparing Planning Proposal' available online at www.planning.nsw.gov.au/gateway-process and the planning proposal template provided to the proponent;
 - (b) a map outlining the land subject to the planning proposal; and
 - (c) a current land zoning map.
3. Prior to exhibition the Panel should consult with Transport for NSW in terms of the additional information regarding traffic provided by the proponent and include its comments as part of the exhibition material.
4. Consultation is required with Marrickville Council, Sydney Water, Department of Infrastructure and Regional Development and Office of Environment and Heritage under section 56(2)(d) of the *EP&A Act*.
5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *EP&A Act*. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



Planning & Infrastructure

6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 25th day of November 2013.

Neil McGaffin
Acting Deputy Director General
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure