

Gateway Determination

Planning proposal (Department Ref: PP-2023-1846): To amend the Inner West Local Environmental Plan 2022, to include a site-specific provision to enable increased floor space (FSR) for self-storage units at 11-11A Edinburgh Road, Marrickville.

I, the Director of Local Planning (North, East and Central Coast) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Inner West Local Environmental Plan 2022 to include a site specific provision for an increase in FSR to enable redevelopment of self-storage facility should proceed subject to the following

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination.
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 12 March 2026.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to:
 - (a) ensure all planning proposal documents and supporting documentation are consistent
 - (b) remove the proposed height of building control provision
 - (c) ensure the proposed provision includes a requirement for 7.5% of the site to be provided as deep soil planting and remove the 15% requirement
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Utility providers (Sydney Water, Ausgrid etc)
- Sydney Airport Corporation
- Civil Aviation Safety Authority
- Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the 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).

Dated 2 June 2025



Jazmin van Veen
Director, Local Planning (North, East and
Central Coast)
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces