

Mr Rik Hart
General Manager
Inner West Council
council@innerwest.nsw.gov.au

16 November 2017

Dear Mr Hart

Request for a Rezoning Review – 2017SCL049 - PGR_2017_IWEST_002_00

I refer to the request for a Rezoning Review for a proposal 469-483 Balmain Road Lilyfield to amend Leichhardt Local Environmental Plan 2013. The proposal seeks to introduce a Maximum Building Height equivalent to 6 storeys for the site, increase the maximum FSR, introduce residential accommodation as an additional permitted use and introduce a minimum non-residential/employment floor space of 6,000 sqm.

The Sydney Eastern City Planning Panel (Planning Panel) has determined that the proposal should proceed to Gateway determination stage. In making this decision, the Planning Panel considered the request and advice provided by Council. A copy of the Panel's decision is attached.

Consequently, Council is invited to be the Relevant Planning Authority (RPA) for this proposal and to advise the Planning Panels Secretariat within 42 days of the date of this letter whether it will accept the role of RPA for this proposal. Should Council agree to be the RPA, it will need to prepare a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979*, and submit it for a Gateway determination within 42 days after accepting this role.

If Council does not wish to progress this matter, the Planning Panel will be appointed as the RPA to prepare the planning proposal.

If you have any queries on this matter, please contact Stuart Withington, Manager, Planning Panels Secretariat on (02) 8217 2062 or via email to stuart.withington@planning.nsw.gov.au

Yours sincerely



Maria Atkinson
Chair, Sydney Eastern City Planning Panel

encl. Rezoning Review Record of Decision