



Mr Brian Barrett
A/General Manager
Inner West Council
PO Box 14
PETERSHAM NSW 2049

Dear Mr Barrett

Planning proposal [PP_2020_IWEST_005_00] to amend Leichhardt Local Environmental Plan 2013

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal for land at 36 Lonsdale Street and 64-70 Brenan Street, Lilyfield to introduce a maximum height of buildings to RL 33.2m, increase the maximum floor space ratio from 0.6:1 to 1.5:1, and identify the site as 'Key Site 7' and introduce a new site-specific provision under part 6 Additional local provisions.

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

Council will still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions - 2.6 Remediation of Contaminated Land, 4.1 Acid Sulfate Soils and 6.3 Site Specific Provisions. Council should ensure this occurs prior to the plan is submitted for finalisation. The proposal may be exhibited prior to Council obtaining this agreement.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have decided not to condition the Gateway for Council to be authorised as the local plan-making authority. This is because the Gateway determination requires the resolution of outstanding section 9.1 Directions prior to finalisation, including 2.6 Remediation of Contaminated Land.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible, once it has been amended in accordance with the Gateway determination. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The NSW 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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Eva Stanbury to assist you. Ms Stanbury can be contacted on 9895 7567.

Yours sincerely



16 November 2020
Brendan Metcalfe
A/Director, Eastern and South Districts
Eastern Harbour City
Greater Sydney, Place and Infrastructure

Encl: Gateway determination