



INNER WEST COUNCIL

Contact: Gunika Singh
Phone: 9367 9236

6 November 2017

Carolyn McNally
Secretary (Chair)
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Catherine Van Laeren
Interim Director – Sydney Region East

Dear Ms McNally

Submission of a Planning Proposal for proposed amendment to Leichhardt Local Environmental Plan 2013 – 17 Marion Street, Leichhardt

At its meeting on the **25 July 2017**, Inner West Council resolved (**C0717 Item 9**) to endorse the aforementioned Planning Proposal and forward it to the Department of Planning and Environment for a Gateway Determination.

The Planning Proposal seeks to facilitate redevelopment of Annesley House at 17 Marion Street to seniors housing development with a residential aged care facility by including a new local provision in the *Leichhardt Local Environmental Plan 2013* that:

- confirms the objective of the proposed amendment as facilitating a seniors housing, residential aged care facility with minimal adverse impacts.
- includes requirements for:
 - a maximum floor space ratio of 2:1;
 - a maximum building height of RL 57.5 and 5 storeys; and
 - 15% of the dwellings that comply with the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* definition of affordable place.

The attached Planning Proposal has been prepared in accordance with the *Environmental Planning and Assessment Act 1979* and the Department's guides titled, "*A guide to preparing Local Environmental Plans*" and "*A guide to preparing Planning Proposals*".

Customer Service Centres

Petersham | P (02) 9335 2222 | E council@marrickville.nsw.gov.au | 2-14 Fisher Street, Petersham NSW 2049


Leichhardt | P (02) 9367 9222 | E leichhardt@lmc.nsw.gov.au | 7-15 Wetherill Street Leichhardt NSW 2040

Ashfield | P (02) 9716 1800 | E info@ashfield.nsw.gov.au | 260 Liverpool Road Ashfield NSW 2131

Council requests that the Minister for Planning makes a Gateway Determination in relation to the Planning Proposal in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*. Council also confirms that it wishes to have the plan making function for the proposed amendment to Leichhardt LEP 2013 delegated to Council.

Council looks forward to working with the Department of Planning and Environment to progress this Planning Proposal. Should you have any further questions regarding this matter, please contact Gunika Singh, Strategic Planner on 9367 9236, or by email at gunika.singh@innerwest.nsw.gov.au.

Yours sincerely



Harjeet Atwal
Planning Operations Manager

Attachments Enclosed

	<i>Planning Proposal for proposed amendments to Leichhardt LEP 2013</i>
1	Council Resolution (C0717 Item 9) determined at the Council Meeting held on 25 July 2017
2	Council report for the meeting held on 25 July 2017
3	Council's Planning Proposal and supporting documentation
4	Delegation of Plan Making Functions to Council
5	Electronic disc containing all the above attachments