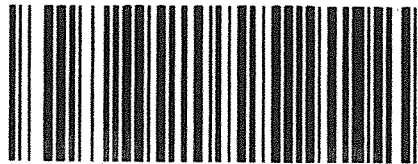


Contact: David Parsell
Phone: 9367 9174



22 July 2011

Dr Haddad
Director-General
NSW Department of Planning
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Sydney NSW 2001

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Attention: Juliet Grant, Director – Sydney Region East

Dear Dr Haddad

Planning Proposal Submission for Gateway Determination
118-124 Terry Street, Rozelle
Lot 3, DP 119, Lot 2 DP 234045, Lot 1 DP 540118

Department of Planning
Received
25 JUL 2011
Scanning Room

At the Ordinary Council Meeting held on the 19 April 2011 Leichhardt Council considered a Planning Proposal for 118-124 Terry Street, Rozelle and resolved to forward it to the Minister for Planning and Infrastructure to commence the Gateway process (refer Attachment H).

Please find enclosed two (2) copies of the Planning Proposal prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* and the Departments guides titled, "A guide to preparing local environmental plans" and "A guide to preparing planning proposals" and the LEP practice note "Classification and reclassification of public land through a local environmental plan" (PN 09-003).

Leichhardt Council requests the Minister for Planning's Gateway Determination on the Planning Proposal in accordance with section 56 of the Act.

Leichhardt Council has entered into a Voluntary Planning Agreement (VPA) with the proponents of the Planning Proposal. The terms and conditions of the Voluntary Planning Agreement are enclosed for your reference (refer Attachment I).

Leichhardt Council, in consultation with the proponent, has prepared a preferred Community Consultation Framework, also referred to as a Community Consultation Strategy. The key elements of the Framework include:

- An extended notification period beyond twenty-eight (28) days;
- Nomination of the area to be directly notified of the Planning Proposal;
- Coordination of a public meeting;
- Consultation with local community precinct groups and stakeholders.

A copy of the Community Consultation Framework is enclosed (refer Attachment J).

This Planning Proposal documentation includes:

- Description of the site and surrounding development;

- Background to the Planning Proposal;
- Statement of objectives or intended outcomes;
- Explanation of provisions;
- Justification of objectives, outcomes, provisions and the process for their implementation;
- Details of the preferred method of community consultation to be undertaken;
- Proposed maps to amend Leichhardt Local Environmental Plan 2000, and
- Supporting documentation including Traffic Report, Contamination Plan, Economic Impact Assessment and Social Impact Assessment.

In accordance with Council's resolution that the LEP review Panel require that the following documents be prepared by the Proponents for consideration and endorsement by Leichhardt council prior to exhibition of the Planning Proposal:

- Planning Justification Report
- Environmental Performance Report
- Parking, Traffic, Transport and Accessibility Study
- Heritage Impact Study
- Stormwater Management Plan and Water Sensitive Urban Design Study
- Contamination Study
- Retail, Economic Impact Study
- Active Transport and Open Space Study
- Social Impact Assessment
- Community Consultation Strategy
- Development Control Plan
- Voluntary Planning Agreement

Please contact David Parsell of Council's Strategic Planning team on 9367 9174 should have any questions concerning the Planning Proposal or seek further information prior to the gateway determination.

Yours sincerely



Peter Gainsford

ACTING GENERAL MANAGER