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Contact: Roger Rankin
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2 September 2013

Dr Haddad
Director-General
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attn: Mr Richard Pearson,

Dear Dr Haddad

**Planning Proposal Submission for Gateway Determination
141 and 159 Allen Street, Leichhardt
Lot 1 in DP 632522 and Lot X in DP 381373**

At the Ordinary Council Meeting held on the 27 August 2013 Leichhardt Council considered a Planning Proposal for 141 and 159 Allen Street, Leichhardt and resolved to forward it to the Minister for Planning and Infrastructure to commence the Gateway process (refer Attachment A Resolution C410/13).

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".

Leichhardt Council requests that the Minister for Planning and Infrastructure issue a Gateway Determination on the Planning Proposal in accordance with section 56 of the Act.

In particular, your attention is drawn to the following elements of the attached Planning Proposal:

- Section 3.3 recommends Further Studies, which incorporate the requirements of various State government departments including the Department of Education and Community, Transport for NSW and Sydney Water;
- Section 3.8 confirms that formal consultation on a post Gateway Determination Planning Proposal should follow the requirements of the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2000* and Leichhardt's Council's Community Engagement Framework (refer Attachment B)
- Section 3.9 which is an estimated Project Timeline, which includes a qualification about the possible impact of Council receiving the Gateway Determination between November 2013 and January 2014
- that the Executive Summary identifies the requirement that Further Studies and a Draft Voluntary Planning Agreement should be the subject of public exhibition should the Gateway Determination recommendation that the Planning Proposal should proceed

The attached Planning Proposal documentation includes:

- Description of the site and its context
- Background to the Planning Proposal
- Statement of objectives or intended outcomes
- Explanation of provisions
- An outline scope for several further studies
- Justification of objectives, outcomes, provisions and the process for their implementation
- An assessment of the Planning Proposal's relationship to the strategic planning framework
- Community consultation requirements
- A project timeline

Please contact Roger Rankin 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 Conroy

DIRECTOR ENVIRONMENT AND COMMUNITY MANAGEMENT