

Platino Properties Pty Ltd

A.C.N: 002 388 856

SUITE 11, LEVEL 2, 20 YOUNG STREET
PO BOX 1839
NEUTRAL BAY NSW 2089

TEL: +61 2 8968 1900
FAX: +61 2 8968 1999

Ms Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning & Environment
23-33 Bridge Street, Sydney NSW 2000

**Department of Planning
and Environment**

Date: 31-08-16

Received: 1:50 p.m.

Records/Mail: Should

Wednesday, August 31, 2016

Dear Karen

Re: Planning Proposal – 67-73 Lords Road, Leichhardt

I refer to the Gateway Determination, dated 14 July 2016, regarding the site at 67-73 Lords Road, Leichhardt which determined that the rezoning of the site from IN2 Light Industrial to R3 Medium Density Residential should proceed. It is noted that this determination is subject to certain conditions.

To address the relevant conditions, the Planning Proposal documentation has been updated as follows:

- The Social Impact Assessment has been updated and revised to consider the capacity of existing and future need for education, health and emergency services;
- The Affordable Housing Assessment has been updated to provide an analysis of current data;
- The Planning Proposal has been updated to demonstrate consistency with s. 117 Direction 4.1 Acid Sulfate Soil and Direction 4.3 Flood Prone Land; and
- The Planning Proposal also includes details regarding the arrangements for provision of contributions to designated State public Infrastructure identified as part of a draft or final strategic planning review for the Parramatta Road corridor.

As requested, one hard copy and one electronic copy of the updated planning proposal is enclosed for your consideration. We understand from discussions with Department staff that the Department will arrange for the necessary consultation with community and public authorities and public exhibition of the documentation. Please advise if you require additional copies to allow for the documents to be placed on public exhibition.

Please do not hesitate to contact me if you require any further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "PMottek", with a long horizontal flourish extending to the right.

Paula Mottek

**Urban Planning Manager
Platino Properties**