



Ms Vanessa Chan
Interim General Manger
Inner West Council
Leichhardt Service Centre
7-15 Wetherill Street
Leichhardt NSW 2040

Our ref: PP_2016_LEICH_002_00 (16/06383)

Dear Ms Chan

Planning Proposal (PP_2016_LEICH_002_00) to amend *Leichhardt Local Environmental Plan 2013* to rezone land and amend floor space ratio control at 67-73 Lords Road, Leichhardt.

Authority

I am writing with regard to the request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* by Sydney East Joint Regional Planning Panel as the Relevant Planning Authority in respect of the planning proposal to rezone land and amend the floor space ratio control at 67-73 Lords Road, Leichhardt.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I can advise that, on 23 May 2016, the Secretary of the Department of Planning and Environment appointed the Sydney East Joint Regional Planning Panel as the Relevant Planning Authority to progress this matter.

Should you have any queries in relation to this matter, I have arranged for Andrew Watkins of the Department's Sydney Region East office to assist you. Mr Watkins can be contacted on 02 9228 6558.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

14/07/2016
End: Attachment 1 – Gateway determination



Dr John Roseth
Chair
Sydney East Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Our ref: PP_2016_LEICH_002_00 (16/06383)

Dear Dr Roseth

Planning Proposal (PP_2016_LEICH_002_00) to amend *Leichhardt Local Environmental Plan 2013* to rezone land and amend floor space ratio control at 67-73 Lords Road, Leichhardt.

I am writing further to the Secretary of the Department of Planning and Environment's appointment of the Sydney East Joint Regional Planning Panel as relevant planning authority on 23 May 2016 and the subsequent request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to rezone land and increase the maximum permissible floor space ratio at 67-73 Lords Road, Leichhardt.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The Panel may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant S117 Directions. The Panel should ensure this occurs prior to the plan being made.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The request to draft and finalise the LEP should be made 10 weeks prior to the projected publication date.

Should you have any queries in regard to this matter, I have arranged for Andrew Watkins of the Department's Sydney Region East office to assist you. Mr Watkins can be contacted on (02) 9228 6558.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

04/07/2016
Encl. Attachment 1 – Gateway determination



Ms Emma Burke
Mecone Pty Ltd
Suite 805, Level 8
185 Elizabeth Street
Sydney NSW 2000

Our ref: PP_2016_LEICH_002_00 (16/06383)

Dear Ms Burke

Planning Proposal (PP_2016_LEICH_002_00) to amend *Leichhardt Local Environmental Plan 2013* to rezone land and amend floor space ratio control at 67-73 Lords Road, Leichhardt.

I am writing in response to your letter dated 18 April 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act, 1979* in respect of the planning proposal to rezone land and increase the maximum permissible floor space ratio at 67-73 Lords Road, Leichhardt.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I can advise that, on 23 May 2016, the Secretary of the Department of Planning and Environment appointed the Sydney Region East Joint Regional Planning Panel as the Relevant Planning Authority to progress this matter.

Should you have any queries in regard to this matter, I have arranged for Andrew Watkins of the Department's Sydney Region East office to assist you. Mr Watkins can be contacted on (02) 9228 6558.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

14/07/2016
Encl: Attachment 1 – Gateway determination