

Platino Properties Pty Ltd

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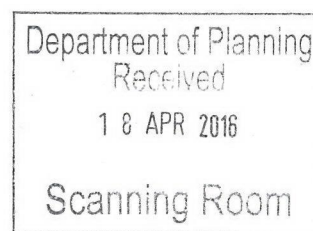


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Ms Karen Armstrong
Director, Sydney Region East
Planning Services
Department of Planning & Environment
23-33 Bridge Street, Sydney NSW 2000

Thursday, April 14, 2016



Dear Ms. Armstrong

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

I refer to the Department's letter dated 5 February 2016 regarding the Deputy Secretary's determination that the Planning Proposal for 67-73 Lords Road, Leichhardt, should proceed to the Gateway Determination stage.

In that letter, it was requested that the planning proposal be updated to:

1. Demonstrate consistency with the Parramatta Road Urban Transformation Strategy;
2. Include a provision for contributions to State public infrastructure; and
3. Demonstrate that the proposed controls enable development that complies with the Apartment Design Guide and does not significantly impact the amenity of the surrounding residential neighbourhood.

The documentation has now been updated to address the three points above, including:

- The Planning Proposal Report has been modified to outline the proposal's consistency with the Government's updated strategies and policies including A Plan for Growing Sydney, the draft Parramatta Road Urban Transformation Strategy and the Apartment Design Guide;
- The proposal includes the intention to continue liaising with the relevant government agencies and to provide an equitable contribution towards necessary State infrastructure;
- The Concept Design Report (Appendix 2) has been updated to respond to the updated Government strategies and the Apartment Design Guide.

- An updated urban design statement by Jan McCredie and an Apartment Design Guide compliance table have been included at Appendix 12.
- The draft Development Control Plan has been modified to address the Apartment Design Guide.

As requested, one hard copy of the updated planning proposal is enclosed for your consideration. Please advise if you require additional copies to allow for the documents to be placed on public exhibition.

We understand that Leichhardt Council has declined the Department's invitation to be the Relevant Planning Authority (RPA) on this occasion, and that the Department will now appoint an alternate RPA. It would be appreciated if you could advise us of the appointment at your earliest convenience. We will be happy to provide a cheque for \$25,000 at that time.

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

Sincerely,



Paula Mottek

Urban Planning Manager