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14 October 2015

Ms Carolyn McNally
Secretary (Chair)
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attn: Mr Marcus Ray
Deputy Secretary, Planning Services



Dear Ms McNally,

Submission of Planning Proposal for Gateway Determination – Floor Space Ratio

At its Policy Meeting on 9 June 2015, Leichhardt Council considered a report in relation to the Floor Space Ratio Review.

Council resolved to "submit a Planning Proposal to the Department of Planning and Environment to amend the *Leichhardt Local Environmental Plan 2013* (LLEP 2013) to introduce changes to the Floor Space Ratio."

Please find enclosed a copy of the Planning Proposal prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the Department of Planning and Environment's guides titled, "A guide to preparing Local Environmental Plans" and "A guide to preparing Planning Proposals".

Leichhardt Council requests that the Minister for Planning makes a Gateway Determination in relation to the Planning Proposal in accordance with section 56 of the Act. Council also confirms that it wishes to have the plan making functions for these proposed amendments to LLEP 2013 delegated to Council.

Draft LEP map sheets are attached, but as discussed at the Quarterly meeting with the Department's Metropolitan (CBD) Team they will be subject to further checking prior to exhibition of the post Gateway Planning Proposal. I anticipate that a Gateway Determination will have a condition that this map checking is complete prior to the exhibition of the Planning Proposal.

Leichhardt Council looks forward to working with the Department of Planning and Environment to progress this Planning Proposal. Should you have any further questions regarding this matter please contact Gibran Khouri, Strategic Planner on 9367 9236 or by email at gibrank@lmc.nsw.gov.au.

Yours sincerely,

Clare Harley,

MANAGER ENVIRONMENT AND URBAN PLANNING