

*emailed
to A Wilson
23.11.15*

Mr Andrew Wilson
Town Planning Consultancy Service
awplanning@outlook.com

15/14936

Dear Mr Wilson

I refer to your request for a pre-Gateway review for your proposal at 245 Marion Street, Leichhardt.

I have considered this request, together with the outcomes of the Department's assessment, advice provided by Council and related considerations. In this instance, I have determined that the proposal does not demonstrate sufficient merit to proceed to Gateway in its current form.

The site could be appropriate for renewal and the proposed scale of development should be reconsidered in the context of adjoining uses. A broader mix of uses on the site which include employment generating uses should also be considered as part of any future planning proposal for this site.

Should you wish to pursue an alternative proposal for this site, you have the opportunity to prepare a new proposal for consideration by Council. In this regard, I encourage you to liaise with Council prior to submitting a future proposal.

If you have any further enquiries about this matter, please contact Mr Andrew Watkins, of the Department's Metropolitan (CBD) team, on (02) 9228 6558.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

20/11/2015



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