



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

Ref: 15/06466  
PGR\_2014\_LEICH\_001\_00

Attention: Angela Kenna

Dear Dr Roseth

**Re: Request for pre-Gateway review – PGR\_2014\_LEICH\_001\_00**

I am writing to advise the Sydney East Joint Regional Planning Panel (Panel) that a pre-Gateway review request, dated 26 September 2014, has been submitted to the Department of Planning and Environment for consideration.

The pre-Gateway review request seeks to amend the Leichhardt LEP 2013 to rezone the site from IN2 Light Industrial to R3 Medium Density Residential and increase the applicable floor space ratio from 1:1 to 2.4:1.

The proponent is seeking a pre-Gateway review because the Council has notified the proponent that the request to prepare a planning proposal has not been supported.

The Department of Planning and Environment has completed an assessment of the proposal and considers that there is merit in the proposal proceeding for further consideration.

The Panel is now requested to review the proposal and prepare advice concerning the proposal's merits. The advice should include a recommendation as to whether, in the opinion of the Panel, a planning proposal should be submitted for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act (EP&A Act) 1979*.

The Panel is encouraged to meet with the Department of Planning and Environment, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before completing the review. The contact details of the relevant officers and the proponent can be found within the enclosed supporting information.

The advice and recommendation should be provided within 28 days of the date of this request and sent to the Metropolitan (CBD) Regional Office of the Department.

The following information and documents are enclosed to assist the Panel in its review of the proposal:

- Proponents request for review, together with application form, supporting information and relevant correspondence
- The Department of Planning and Environment's justification / merit assessment, which examines the Council's and proponent's views and explores whether the proposed instrument has strategic and/or site-specific merit

- Panel advice and recommendation template

Should you have any further enquiries about this matter, I have arranged for Mr Andrew Watkins of the Department to assist you. Mr Watkins can be contacted on (02) 9228 6558.

Yours sincerely

  
**Lee Mulvey**  
**Director, Metropolitan (CBD)**  
**Planning Services**

11/11/15

Encl:      Pre-Gateway Review request  
              Assessment Report  
              Correspondence  
              Recommendation Report Template

## Joint Regional Planning Panel – Pre-Gateway Review – Recommendation Report Template

The Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposal as detailed below.

### The Pre-Gateway Review

|                             |                                                                                                                                                                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Dept. Ref. No:</b>       | <b>PGR_2014_LEICH_001_00</b>                                                                                                                                      |
| <b>LGA:</b>                 | Leichhardt                                                                                                                                                        |
| <b>LEP to be Amended:</b>   | Leichhardt Local Environmental Plan 2013                                                                                                                          |
| <b>Address / Location:</b>  | 67-73 Lords Road, Leichhardt                                                                                                                                      |
| <b>Summary of Proposal:</b> | The proposal seeks to:<br>- rezone the site from IN2 Light Industrial to R3 Medium Density Residential; and<br>- increase the floor space ratio from 1:1 to 2.4:1 |

|                           |                                     |                                                                                                                               |
|---------------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Reason for review:</b> | <input checked="" type="checkbox"/> | The Council has notified the proponent that the request to prepare a planning proposal has not been supported                 |
|                           | <input type="checkbox"/>            | The Council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal |

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department of Planning and Environment and the relevant local government authority. Based on this review the JRPP recommends the following:

|                                       |                                                                              |                                                                                    |
|---------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <b>JRPP RECOMMENDATION:</b>           | <input type="checkbox"/>                                                     | The proposed instrument <b>should</b> be submitted for a Gateway determination     |
|                                       | <input type="checkbox"/>                                                     | The proposed instrument <b>should not</b> be submitted for a Gateway determination |
| <b>Composition of Recommendation:</b> | <input type="checkbox"/> Unanimous<br><input type="checkbox"/> Not unanimous | <b>Comments:</b>                                                                   |

**JRPP Advice and Justification for Recommendation:**

**Date of Recommendation:**

Signed by:

**Chair**