

Mr Peter Head
General Manager
Leichhardt Council
PO Box 45
Leichhardt NSW 2040

16/01657

Attention: Ms Clare Harley

Dear Mr Head

Request for Pre-Gateway Review (PGR_2014_LEICH_001_00)

I refer to the request for a pre-Gateway review (PGR_2014_LEICH_001_00), lodged on 25 September 2014 by Mecone on behalf of Lord Sixty Seven Pty Ltd, for a proposal to rezone and amend applicable planning controls for land at 67-73 Lords Road, Leichhardt.

I have determined that the proposal should proceed to the Gateway determination stage. In making my decision, I considered the request for a pre-Gateway review, the recommendation of the Sydney East Joint Regional Planning Panel (the Panel) and advice provided by Leichhardt Council. Please find attached a copy of the Panel's review and recommendation for your information.

Council is requested to advise, within 28 days, if it would like to be the Relevant Planning Authority (RPA) for this proposal. Should Council agree to be the RPA, it will need to prepare a planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979* and submit it for a Gateway determination within 60 days of the date of this letter.

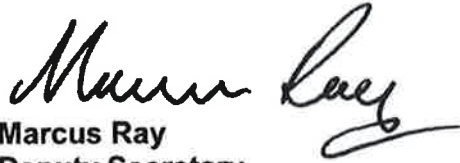
The planning proposal should be updated to:

- demonstrate consistency with the Parramatta Road Urban Transformation Strategy;
- include a satisfactory arrangements provision for contributions to State public infrastructure designated under the Parramatta Road Urban Transformation Strategy; and
- demonstrate that the proposed controls enable a development that complies with the Apartment Design Guide and does not significantly impact the amenity of the surrounding low density residential neighbourhood, consistent with the Panel's recommendation.

If Council does not wish to progress this matter, an alternate RPA may be appointed to prepare the planning proposal.

If you have any further enquiries about this matter, please contact Mr Martin Cooper, of the Department's Metropolitan (CBD) team, on (02) 9228 6582.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

05/02/2016

Encl: Panel Recommendation

Mr Aras Labutis
Mecone
Suite 805, Level 8
185 Elizabeth Street
Sydney NSW 2000

16/01657

Dear Mr Labutis

Request for Pre-Gateway Review (PGR_2014_LEICH_001_00)

I refer to the request for a pre-Gateway review (PGR_2014_LEICH_001_00), lodged on 25 September 2014 on behalf of Lord Sixty Seven Pty Ltd, for a proposal to rezone and amend applicable planning controls for land at 67-73 Lords Road, Leichhardt.

I have determined that the proposal should proceed to the Gateway determination stage. In making my decision, I considered the request for a pre-Gateway review, the recommendation of the Sydney East Joint Regional Planning Panel (the Panel) and advice provided by Leichhardt Council. Please find attached a copy of the Panel's review and recommendation for your information.

I have requested that the planning proposal be updated to:

- demonstrate consistency with the Parramatta Road Urban Transformation Strategy;
- include a satisfactory arrangements provision for contributions to State public infrastructure designated under the Parramatta Road Urban Transformation Strategy; and
- demonstrate that the proposed controls enable a development that complies with the Apartment Design Guide and does not significantly impact the amenity of the surrounding low density residential neighbourhood, consistent with the Panel's recommendation.

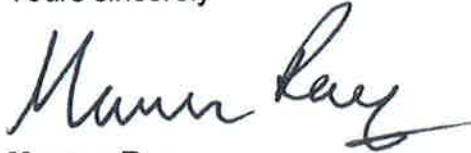
Leichhardt Council has been advised of this decision and given the option to be the Relevant Planning Authority (RPA) for this proposal. Should Council agree to be the RPA, it will be required to submit a planning proposal. If a planning proposal is not submitted within 60 days of the date of this letter, or Council indicates that it will not submit a planning proposal within the timeframe, an alternative RPA may be appointed to prepare a planning proposal.

If an alternate RPA is appointed, an additional fee of **\$25,000** will be payable, plus any additional necessary charges to recover costs on a proposal-specific basis. You will be advised of whether an alternate RPA is to be appointed as soon as possible.

You can check the progress of this matter on the Local Environmental Plan Tracking System at www.pgrtracking.planning.nsw.gov.au

If you have any further enquiries about this matter, please contact Mr Martin Cooper, of the Department's Metropolitan (CBD) team, on (02) 9228 6582.

Yours sincerely

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Marcus Ray
Deputy Secretary
Planning Services

Encl: Panel Recommendation

05/02/2016

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

16/01657

Dear Dr Roseth



Request for Pre-Gateway Review (PGR_2014_LEICH_001_00)

I would like to thank the Sydney East Joint Regional Planning Panel (the Panel) for its consideration of the pre-Gateway review request for the site at 67-73 Lords Road, Leichhardt.

I have considered the Panel's recommendation on this matter and I have determined that the matter should proceed to the Gateway determination stage. In making this decision, I have requested that the planning proposal be updated prior to:

- demonstrate consistency with the Parramatta Road Urban Transformation Strategy;
- include a satisfactory arrangements provision for contributions to State public infrastructure designated under the Parramatta Road Urban Transformation Strategy; and
- demonstrate that the proposed controls enable a development that complies with the Apartment Design Guide and does not significantly impact the amenity of the surrounding low density residential neighbourhood, consistent with the Panel's recommendation.

The proponent and Leichhardt Council have been advised of this decision. A copy of the Panel's report and recommendation has been provided to both parties.

Council has now been given the option to be the Relevant Planning Authority (RPA) for this proposal to progress the matter to the Gateway determination stage. Should Council agree to be the RPA, it will need to submit a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* within 60 days of the date of this letter.

Should Council decline to progress this matter, an alternate RPA may be appointed. In the event this occurs, the Panel may be asked to perform this function. I will advise the Panel at a later stage should this be necessary.

If you have any further enquiries about this matter, please contact Mr Martin Cooper, of the Department's Metropolitan (CBD) team, on (02) 9228 6582.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

05/02/2016