



Ms Lynelle Briggs
Chair
Planning Assessment Commission
Level 13, 301 George Street
SYDNEY NSW 2000

16/05508

Dear Ms Briggs

**Re: Request for Gateway Review (Referral to Planning Assessment Commission) -
PP_2015_LEICH_005_00**

I am writing to advise the Planning Assessment Commission (Commission) that a Gateway review request, dated 21 March 2016, has been submitted to the Greater Sydney Commission for consideration. Details of the planning proposal are summarised below:

Dept. Ref. No:	PP_2015_LEICH_005_00 <i>quote on any reply</i>
LGA:	Leichhardt
LEP to be Amended:	Leichhardt LEP 2013
Address/ Location:	Leichhardt LGA
Proposal:	To introduce changes to the floor space ratio (FSR) controls applying to residential development in the Residential General (R1) zone.

Leichhardt Council is seeking a review of the Gateway determination that the planning proposal should not proceed.

The role of the Commission

The Commission is requested to review the planning proposal and prepare its advice concerning the merits of the request for review. The advice should include a clear and concise recommendation to the Greater Sydney Commission confirming whether or not, in the opinion of the PAC, the planning proposal should proceed past Gateway in accordance with the original submission.

The advice and recommendation should be provided within 28 days of the date of this request for review and sent to the Sydney Region East branch of the Department of Planning and Environment.

Enclosed supporting information

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

- Tab Gateway Determination - 19 February 2015
- Tab Assessment - Justification Assessment Report

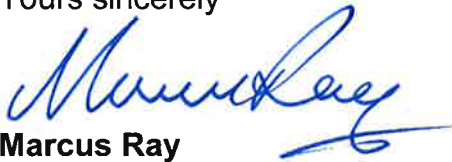
Tab Request - Letter from Council and Justification Report
Tab Proposal - Planning Proposal
Tab Response Template

Further information on independent reviews

The department's '*A guide to preparing local environmental plans*' provides advice on procedures for the various stages in the independent review process. The guide is available on-line at <http://www.planning.nsw.gov.au/~media/Files/DPE/Manuals-and-guides/a-guide-to-preparing-local-environmental-plans-2013-04.ashx>.

Should you have any questions in regard to this matter, please contact Mr Martin Cooper, Team Leader, Sydney East Region on 02 9228 6582.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

27/04/2016