



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

15/14936

Attention: Ms Clare Harley

Dear Mr Head

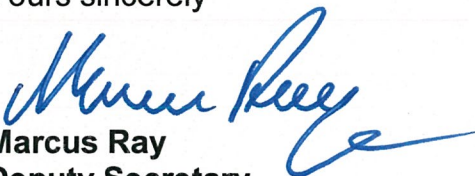
I refer to the request for a pre-Gateway review of the proposed rezoning and amendment of planning controls relating to 245 Marion Street, Leichhardt.

I have considered this request, together with the outcomes of the Department's assessment, advice provided by Council and related considerations. I have determined that although the site is appropriate for renewal, the current proposal does not have sufficient merit to proceed to Gateway.

I enclose for your information, a copy of my letter to the applicant, Mr Andrew Wilson of Town Planning Consultancy Service.

If you have any 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

Encl:

Letter to Andrew Wilson Town Planning Consultancy Service





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

A handwritten signature in black ink that reads 'Marcus Ray'.

Marcus Ray
Deputy Secretary
Planning Services

20/11/2015