

Ref: PP2018/0002

28 February 2019

Att: Kris Walsh
Department of Planning and Environment
320 Pitt Street, Sydney NSW 2000

By email: kris.walsh@planning.nsw.gov.au

Dear Kris,

Subject: Planning Proposal Application – 1-9 Marquet Street and 4 Marquet Street, Rhodes

Please find enclosed documentation to support the submission of a Planning Proposal for 1-9 Marquet Street and 4 Marquet Street, Rhodes to the Department of Planning & Environment seeking Gateway determination.

The Planning Proposal seeks to increase the maximum building height from 23m to 117m and increase the floor space ratio (FSR) from 1:76 to 13.06:1. The Planning Proposal intends to facilitate redevelopment of the subject site through the demolition of existing residential dwellings and the construction of a mixed use development.

A Draft Voluntary Planning Agreement accompanies the Planning Proposal.

On 15th May 2018 Council resolved that the Planning Proposal be supported for submission to the Department of Planning and Environment seeking a Gateway Determination. The resolution of Council required amendments to the Planning Proposal and additional information to be provided and this information is included as an attachment to the Planning Proposal.

The application was considered by the City of Canada Bay Design Review Panel on the 25th July 2018 and the Local Planning Panel on the 23rd August, 2018. The advice of the Local Planning Panel and advice provided by the Design Review Panel are provided within the attached Addendum, prepared by Council. The advice and recommendations provided are inconsistent with Council's recommendations.

Upon request of the Department of Planning & Environment, advice provided by the Local Planning Panel for the Planning Proposal was considered by Council at the meeting of the 19 February 2019.

The Planning Proposal and following supporting documentation are provided:

- Addendum to the Planning Proposal
- Draft Voluntary Planning Agreement
- Report and Resolution of Council – 15 May 2018
- Design Review Panel, Report and Recommendations – 25 July 2018
- Local Planning Panel – Report and Resolution/Minutes – 23 August 2018
- Report and Resolution of Council – 19 February 2019
- Completed information checklist
- Completed evaluation criteria for the delegation of plan making functions

Should you have any questions in relation to this matter or require further information, please contact Council's Senior Strategic Planner, Karen Lettice on 9911 6406.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Dewar'.

Paul Dewar

Manager, Strategic Planning