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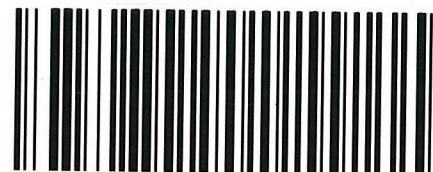
Department of Planning
Received
5 JUN 2015
Scanning Room

Contact: Matthew Gollan

Reference: S10468 /
26 May 2015



Rachel Cumming
Director, Metropolitan (Parramatta)
Planning Services
Level 5, 10 Valentine Ave
PARRAMATTA NSW 2150



PCU059968

Dear Ms Cumming,

Planning Proposal to reclassify council owned land from community to operational status and amend the floor space ratio.

At its meeting of 11th November 2014 Council considered a report that proposed to reclassify Council land at 259-271 Pacific Highway, Lindfield from Community to Operational land and amend the floor space ratio.

As a result of the report, Council resolved the following:

- A. *That a Planning Proposal be prepared, in accordance with section 55 of the Environmental Planning and Assessment Act, 1979, to reclassify lot 8 DP 660564 and lots 1, 2 and 3 DP 212617, known as 259-271 Pacific Highway, Lindfield from Community land to Operational land; and to increase the maximum FSR from 1.3:1 to 2.0:1 via an amendment to the Ku-ring-gai Local Centres LEP, 2012.*
- B. *That Council formally seek to discharge all interests for lot 8 DP 660564 and lots 1, 2 and 3 DP 212617, known as 259-271 Pacific Highway, Lindfield.*
- C. *That the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act, 1979.*
- D. *That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements.*
- E. *That Council undertake a public hearing under the provisions of the Local Government Act, 1993 for the proposed reclassification of lot 8 DP 660564 and lots 1, 2 and 3 DP 212617, known as 259-271 Pacific Highway, Lindfield from Community land to Operational land.*

- F. That a report be brought back to Council at the end of the exhibition and public hearing processes.*
- G. That Council relocate the Ku-ring-gai Youth Development Service (KYDS) service within the proposed Lindfield community hub (upon completion of the facility) and that the new facility provide purpose-built rooms to be designed in consultation with representatives of KYDS to meet their specific requirements.*
- H. That a concept design with an FSR of up to 2.0:1 and a building height of 5 storeys be prepared and reported to Council for their approval prior to placing it on public exhibition in conjunction with the consultation and public hearing processes for reclassification.*
- I. That a further report to Council is prepared considering the funds required, and the associated risks and advantages for Council if it was to prepare a development application for the site. Such further report to Council to include an investigation of potential for active uses on the Woodford Lane or Library precinct site.*
- J. That no significant development take place on the site nor any removal of existing tenants, until construction of the Lindfield Community Hub has commenced.*

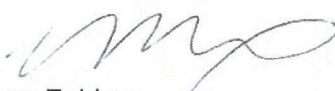
Please find enclosed a Planning Proposal that reflects Council's resolution.

The Planning Proposal has been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *A Guide to Preparing Planning Proposals*. Also included in the Planning Proposal is a draft project timeline for the completion of the Planning Proposal.

It is requested that the Planning Proposal be considered for a gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979*.

If you have any enquiries on this matter, please contact Matthew Gollan, Urban Planner, on 9424 0876.

Yours Sincerely,



Antony Fabbro
Manager Urban Planning