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Department of Planning
Received
7 DEC 2015
Scanning Room

Contact: Craig Wyse

Rachel Cumming
Director, Metropolitan
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Reference: S10468 / 2015/325100
4 December 2015



Dear Ms Cumming

Revised Planning Proposal 259-271 Pacific Highway Lindfield

On 26 May 2015 Council submitted a planning proposal to reclassify Council land at 259-271 Pacific Highway, Lindfield (Lindfield Library site) from Community to Operational land and amend the floor space ratio. I wish to advise that, on 28 July 2015, Council considered a Project Update report on 259-271 Pacific Highway, Lindfield and subsequently resolved to amend the existing Planning Proposal applying to the site. Specifically, Council resolved the following:

- A. That Council adopts for the site at 259-271 Pacific Highway, Lindfield:
 - b) Built Form Option 3 with an FSR of 2.0:1 and a building height of between 4-7 storeys
- B. That Council proceed to prepare an illustrated concept design of the selected option for public exhibition in conjunction with the reclassification exhibition.
- C. That the existing Planning Proposal applying to the site be varied in accordance with section 58 of the EP&A Act as follows:
 - b) To facilitate built form Option 3 by:
 - Zoning of the site changed from Zone B2 Local Centre to Zone R4 high Density Residential
 - Maximum building height increased from 17.5metres to 23.5 metres
 - Office and business premises included as addition permitted uses under Schedule 1 of KLEP (Local Centres) 2012

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

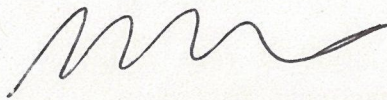
The Planning Proposal has been drafted in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment's *A Guide to Preparing Planning Proposals*. Also included in the Planning Proposal is a draft project timeline for the completion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

Please note that Council **has not** resolved to request the plan making delegation under Section 23 of the EP&A Act for this 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 Craige Wyse, Team Leader - Urban Planning, on 9424 0855 or myself on 9424 0854.

Yours Sincerely,

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke at the end.

Antony Fabbro
Manager Urban Planning