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PMJR



18 December 2012

Our Ref: 2012/395625
File No: S110701

RECEIVED
20 DEC 2012
Director-General

Mr Sam Haddad
Director General
NSW Department of Planning and Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Mr Daniel Cutler, (By email: Daniel.Cutler@planning.nsw.gov.au)

Dear Mr Haddad,

**Planning Proposal: Amendment to Sydney Local Environmental Plan
2012 - Sydney Fish Market – 56-60 Pyrmont Bridge Road, Pyrmont
Submission of a Planning Proposal under Section 56 of the
Environmental Planning and Assessment Act 1979**

The Council of the City of Sydney on 10 December 2012 and the Central Sydney Planning Committee on 6 December 2012 resolved to prepare a Planning Proposal to amend the land use table to permit *warehouse and distribution centres* in the B3 Commercial Core zone. The current and future operations at the Sydney Fish market involve warehousing and distribution.

In translating the floor space ratio (FSR) controls in the *Sydney Local Environmental Plan 2012*, an FSR of 1:1 was applied to the site instead of the longstanding control of 2.5:1. This Planning Proposal therefore seeks to amend this control to 2.5:1 to reflect the existing controls for the site established under the Sydney Fish Market Master Plan 2005.

Copies of the resolutions are included in this submission.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act), and the Department's guides titled *A guide to preparing local environmental plans* and *A guide to preparing planning proposals*. The Planning Proposal is attached.

The City requests a Gateway Determination on the Planning Proposal in accordance with Section 56 of the Act.

city of villages

The City looks forward to working with the Department to progress this Planning Proposal expeditiously. Please contact Marie Ierufi, Specialist Planner on 9246 7566 or by email at mierufi@cityofsydney.nsw.gov.au if you would like to discuss any aspect of the Planning Proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'P.M. Barone', with a long, sweeping horizontal line extending to the right.

Monica Barone
Chief Executive Officer

Encl