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Ms Juliet Grant
Director Sydney East Region
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001



PCU50244

16 December 2013

Dear Ms Grant,

RE: PLANNING PROPOSAL – 7-19 ALBANY ST, ST LEONARDS

The attached Planning Proposal seeks to amend NSLEP 2013 as it relates to the subject site so as to allow a building height control of 40 metres and introduce a floor space ratio control of 5.6:1. Associated with the Planning Proposal is a draft Voluntary Planning Agreement (VPA) which provides for significant public benefit. The draft VPA is also attached to allow for a full appreciation of what is proposed.

The Planning Proposal and draft VPA are consistent with, and will help deliver, the built form and public domain outcomes envisaged by the St Leonards / Crows Nest Planning Study – Precinct 1, which has been formally adopted by Council.

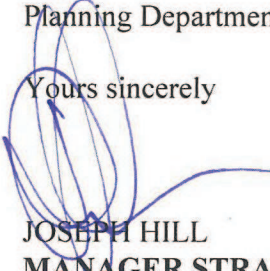
At its meeting on 9 December 2013, Council resolved to support the Planning Proposal so that it may be forwarded to the Department of Planning and Infrastructure in order to receive a Gateway Determination. It would therefore be appreciated if the Planning Proposal be referred to the LEP Review Panel for determination under the 'gateway process'.

Please find attached the following:

- Council officer's report including Council's resolution;
- Planning Proposal; and
- Draft Voluntary Planning Agreement.

Enquiries should be directed to Alex Williams or the undersigned of Council's Strategic Planning Department on 9936 8100.

Yours sincerely


JOSEPH HILL
MANAGER STRATEGIC PLANNING

