

Ref: PP2015/0007

16 September 2015

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Email: Andrew.Watkins@planning.nsw.gov.au

Dear Sir/Madam,

Subject: Planning Proposal for 25 – 27 Spencer Street, Five Dock – Additional Permitted Use, Childcare Centre

On 15 September 2015 Council resolved to submit the Planning Proposal for 25 – 27 Spencer Street, Five Dock (Lots 12 and 13 DP 11967) to the Department of Planning and Environment for a Gateway Determination.

The Planning Proposal (PP) relates to the above address which seeks to amend the Canada Bay Local Environmental Plan 2013 to permit Childcare Centres as an additional use to the above property.

Council also seeks the Department's consideration under the provisions of Section 23 of the Act to allow Council to finalise the proposed changes to the LEP.

Please find attached a copy of the Planning Proposal and the following supplementary information:

- Council report and associated resolution
- Planning Proposal
- Indicative Development Concept
- Hemanote Consultants – Traffic and Parking Impact Assessment
- Indoor Environmental Solutions – Ambient Air Quality Assessment
- Indoor Environmental Solutions – Electromagnetic Energy (EME) Report
- EMGA Mitchell McLennan Pty Limited (EMM) – Noise Assessment
- Attachment 1 – Information Checklist
- Attachment 4 – 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, Elvie Magallanes, Strategic Planner on 9911 6410.

Yours sincerely,

A handwritten signature in black ink that reads "Marjorie Ferguson". The signature is written in a cursive style with a large, looped 'M' and a long, trailing 'F'.

Marjorie Ferguson
Manager, Strategic Planning