

Ref: PP2015/0006

30 September 2015

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Att: Mr Andrew Watkins

Dear Mr Watkins,

Subject: Planning Proposal Application – 2, 2A and 4 Rothwell Avenue, Concord West

On 15 September 2015 Council resolved to submit a Planning Proposal for 2, 2A and 4 Rothwell Avenue, Concord West, to the Department of Planning and Environment for a Gateway determination.

The Planning Proposal seeks to rezone the subject site from IN1 General Industrial to R3 Medium Density Residential, increase the maximum building height from 12m to 16m, and increase the floor space ratio (FSR) from 1:1 to 1.4:1. The Planning Proposal is intended to facilitate redevelopment of the subject site through the demolition of existing industrial buildings, and the construction of residential flat buildings. The Planning Proposal and intended development outcome is in accordance with the draft Concord West Precinct Master Plan.

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 resolution.
- Addendum to the Planning Proposal.
- Completed information checklist.
- Completed 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 Chris Donnelly, Senior Strategic Planner on 9911 6412.

Yours sincerely,



Paul Dewar
Coordinator Strategic Planning