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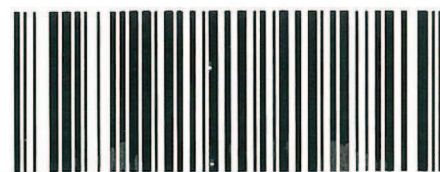
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Ms Juliet Grant
Director Sydney East Region
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

2 April 2012

Department of Planning
Received
04 APR 2012
Scanning Room



PCU032365

Dear Ms Grant

PLANNING PROPOSAL: PARRAWEEEN STREET CARPARK, CREMORNE

I refer to the planning proposal sent to the Department of Planning & Infrastructure (DPI) on 1 March 2012, for the redevelopment of the Parraween Street Car Park and the adjoining Early Childhood Health Centre, Cremorne.

The planning proposal sought to allow the redevelopment by amending North Sydney Local Environmental Plan 2001 (NSLEP 2001) to rezone the site from Special Uses to Residential C, and to include a site specific clause in Part 5 of the document. The site specific clause sought to allow the additional uses of "car park" and "refreshment room" on the site, and include a provision to address the proposed developments inability to comply with the relevant landscaped area requirements.

However informal advice from the DPI suggested that Council consider that the Mixed Use Zone under NSLEP 2001 may better address the desired landscaped area and land use controls for the site. The advice also requested that Council confirm the classification of the land as either "community" or "operational".

After reviewing this advice, Council accordingly decided to amend the planning proposal. The planning proposal now seeks to amend NSLEP 2001 in the following ways:-

- Rezone the subject site from Special Uses to Mixed Use.
- Amend the relevant LEP map to set a building height limit of 12m and a non residential floor space ratio range of 0 – 2:1.
- Include a site specific provision in Part 5 to allow the additional permitted use of "car park".
- Classify the site as "operational land" by including the site in Schedule 11 – Operational Land.

The changes were accepted by Council at its Planning & Development Committee meeting on 19 March 2012.



I ask that the amended planning proposal be forwarded to the LEP Review Panel for determination under the gateway process.

Enquiries should be directed to Mark Yee or the undersigned of Council's Strategic Planning Department, on 9936 8100.

Yours faithfully



JOSEPH HILL
MANAGER STRATEGIC PLANNING