

Contact: Marearna Andreou
Phone: 9330 9479
File Reference: D17/233693

21 February 2018

Amanda Harvey
Director, Sydney Region East
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Amanda

Planning Proposal (P2017/0002) – 12-14 Pindari Road, Peakhurst Heights

I am writing to advise you that Council, at its meeting on 18 December 2017, considered a Planning Proposal for 12-14 Pindari Road, Peakhurst Heights, and resolved:

- a) *That Council forward the Planning Proposal to amend Hurstville Local Environmental Plan 2012 (HLEP 2012) as follows, to the delegate of the Greater Sydney Commission for a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979:*
 - a. *To change the land use zoning from SP2 Church and Community Purpose to R2 Low Density Residential;*
 - b. *To include a maximum Floor Space Ratio (FSR) control of 1:1;*
 - c. *To include a maximum building height of 9m; and*
 - d. *To amend Schedule 1 to include the following additional uses for the site: office premises, restaurant or cafe.*

A Planning Proposal is enclosed together with the following relevant supporting documents:

- Planning Proposal Information Checklist;
- Council Report and Minutes (dated 18 December 2017);
- Draft Hurstville LEP 2012 Maps
- SEPPs Compliance Table;

- S117 Directions Compliance Table; and
- Applicant's Amended Planning Proposal dated 18 January 2018 and supporting documentation.

The Planning Proposal seeks to amend the site's land use zone under the *HLEP 2012* from SP2 Infrastructure (Church) to R2 Low Density Residential. The SP2 Infrastructure zone does not include height or FSR controls. The Planning Proposal includes a maximum FSR of 1:1 and a maximum building height of 9m. Schedule 1 is to include additional uses for the site: office premises, restaurant or cafe.

It should be noted that the applicant's amended Planning Proposal dated 18 January 2018 includes a minimum lot size for the subject site of 450m² (refer to Part 4 – Mapping) but was not included in Council's resolution dated 18 December 2017 due to an oversight. Accordingly, Council requests that the Department condition a minimum 450m² lot size as part of its Gateway Determination. The minimum lot size proposed is compatible with adjoining and surrounding land zoned R2 Low Density Residential.

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 guidelines titled, "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Council requests a Gateway Determination in accordance with Section 56 of the Act. Council wishes to exercise its Plan making delegation in relation to the Planning Proposal.

If you require further information, please do not hesitate to contact Marearna Andreou, Strategic Planner (Tuesday – Wednesday) on 9330 9479 or Stephanie Lum, Coordinator Strategic Planning on 9330 9437.

Yours sincerely

A handwritten signature in purple ink, appearing to read 'Catherine McMahon', with a long, flowing tail extending to the right.

Catherine McMahon
Manager Strategic Planning