

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

Attn: Kate Hanson

Dear Ms Chappel,

149-171 Milton Street, Ashbury, Planning Proposal

I am writing to you to further to the Department's letter of 9 December 2016, regarding a planning proposal Council prepared to amend Canterbury Local Environmental Plan 2012 in relation to 149-163 Milton Street, Ashbury (Lots B&C in DP 30778 and Lot 1 in DP205503) & 165-171 Milton Street Ashbury (Lot A in DP 30778). The Department requested some amendments to the planning proposal to the description of maximum building height and also to account for the changes to the strategic merit test necessitated by the release of the Draft South District Plan on the day that the Department received Council's planning proposal.

The Department also noted that a rezoning review had been submitted for part of the site subject to Council's planning proposal and that the matter would be held in abeyance whilst the rezoning review was under consideration. The rezoning review was determined in Council's favour on 22 February 2017. After Council was notified of this decision, the relevant technical studies were undertaken to respond to the matters raised in the Department's letter.

The planning proposal has now been revised and seeks to rezone the subject land from IN2 Light Industrial to R4 High Density Residential and change the maximum permissible FSR to 1.1:1 and maximum building height ranging from 8.5m to 21m to allow development between one and six storeys and rooftop plant. The strategic merit section of the document has also been updated to reflect the matters considered under the Draft South District Plan and demonstrate how the planning proposal addresses these matters.

Council is submitting this for a Gateway Determination as set out in Sections 55 and 56 of the *Environmental Planning and Assessment Act 1979*.

Attached to this letter is the planning proposal and relevant supporting documentation.

If you require any further assistance please contact Council's Senior Urban Planner Tom Foster on 9789 9618.

Yours sincerely



Mitchell Noble
Manager Spatial Planning

19/6/17