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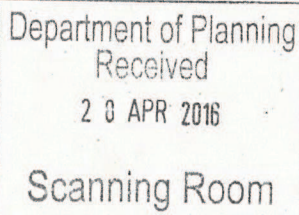
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Contact: Rathna Rana

Reference: S10749 2016/092580
8 April 2016

Catherine Van Laeren
Director, Regions, Sydney West
Level 5, 10 Valentine Ave
PARRAMATTA NSW 2150



Dear Ms Van Laeren,

Planning Proposal to amend the Zoning, Height and FSR on the Lindfield Hub Site

On 10th November 2015 Council resolved to prepare a Planning Proposal to amend the Ku-ring-gai Local Environmental Plan (Local Centres) 2012 as follows:

- A. *That a Planning Proposal be prepared, in accordance with section 55 of the Environmental Planning and Assessment Act, 1979, to amend the Ku-ring-gai LEP (Local Centres) 2012 as it applies to the Lindfield Community Hub site as follows:*
- i. *Rezone the site, excluding the R4 zoned portion of 12 Bent Street, from part Zone B2 Local Centres, part Zone RE1 Public Recreation and part Zone SP2 Local Road to Zone B2 Local Centre;*
 - ii. *Amend the Height of Buildings Map to increase the maximum height of buildings for the site, excluding the R4 zoned portion of 12 Bent Street, from 11.5 metres to 26.5 metres;*
 - iii. *Amend the Floor Space Ratio map to increase the maximum FSR for the site from 1:1 to 1.3:1*
 - iv. *Amend the Land Reservation Acquisition Map to delete the reservation for Public Recreation applying to the land at 2-10 Bent Street and reservation for Local Road applying to land at 12 Bent Street, Lindfield.*
- B. *That the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination in accordance with Section 56 of the Environmental Planning and Assessment Act, 1979.*
- C. *That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements*
- D. *That a report be brought back to Council at the end of the exhibition processes.*
- E. *That a site-specific DCP be prepared for the site in accordance with the adopted preferred master plan (Option 2 - revised EOI version). The site specific DCP provisions*

Translated Extract

Need help?

This document contains important information. If you do not understand it, please call the Translating and Interpreting Service on 131 450. Ask them to phone 9424 0000 on your behalf to contact Kū-ring-gai Council. Business hours: Monday to Friday, 8.30am-5pm.

Simplified Chinese

需要帮助吗？

本文件包含重要信息。如果您不理解本文件，请致电翻译口译服务 131 450。让其代表您致电 9424 0000 联系Ku-ring-gai议会。营业时间：周一至周五，上午8.30—下午5:00。

Traditional Chinese

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Japanese

お困りですか？

この文書には、重要な情報が含まれています。ご不明な点があれば、「翻訳・通訳サービス」(電話131 450)までお電話いただき、あなたに代わって、クーリングイ(Ku-ring-gai)議会に連絡するよう、ご依頼ください。営業時間：月曜日～金曜日(8.30am-5pm)。

Korean

도움이 필요하십니까?

이 문서에는 중요한 정보가 담겨 있습니다. 여러분이 이해할 수 없다면, TIS (번역 및 통역 서비스)의 131 450 번으로 전화하십시오. 9424 0000 번으로 여러분을 대신하여 전화해서 쿠링가이 카운슬을 연락해 달라고 요청하십시오. 영업 시간: 월요일-금요일, 오전 8시30분-오후 5시.



are to take the form of an amendment to the Ku-ring-gai Local Centres DCP and to be incorporated into Volume B Part 1 of that DCP.

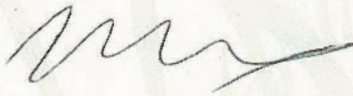
- F. That Council authorises the General Manager and/or his delegate to commence the process to subdivide the lot at 12 Bent Street Lindfield to excise that part of the lot zoned R4 High Density Residential with the view for future divestment.*
- G. That a revised program for the Lindfield Community Hub project be reported to Council on 8 December 2015.*

It is requested that the Planning Proposal be considered for a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979.

The Planning Proposal and Appendices (on separate CD) are attached to this letter.

If you have any enquiries on this matter, or wish us to provide a briefing on this matter please contact Rathna Rana, Senior Urban Planner on 9924 0991.

Yours Sincerely



Antony Fabbro
Manager Urban Planning

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