

29 June 2015

Our Ref: F14/162
Contact: Peter Naidovski, 9526 1873

Mr Lee Mulvey
Director Metropolitan Delivery (CBD)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



Via: lee.mulvey@planning.nsw.gov.au

Dear Lee

Re: Planning Proposal – 16-20 and 22-28 Princess Street, Brighton Le Sands

At its meeting of 3 June 2015, Council considered a report on a planning proposal for the above mentioned properties. The planning proposal proposes to:

1. Amend the Land Zoning Map by replacing the *R4 High density Residential* with the *B4 Mixed Use Zone*;
2. Amend the Height of Building Map by replacing the current 26.5 metre height on 16-22 Princess Street and the 14.5 metre height on 22-28 Princess Street with a single 28 metre height; and
3. Amend the Floor Space Map by replacing the 2:1 FSR on 16-20 Princess Street and 1:1 on 22-28 Princess Street to a single FSR of 3:1.

Subsequently, Council resolved:

1. To support the planning proposal for submission to the Department of Planning and Environment for Gateway Determination; and
2. To publicly exhibit the planning proposal in accordance with the Department of Planning and Environment's Gateway Determination.

As part of this submission, Council is also requesting delegation of plan making functions in order to finalise the LEP amendments.

As discussed in the Council report, while the planning proposal was supported by contamination assessments for each of the site, the reports were not in accordance with SEPP 65 requirements. Given the benign history of uses of both sites, it is Council's view that revised site contamination assessments should be prepared as part of the development application process, rather than with the planning proposal.

In accordance with Section 56 of the *Environmental Planning & Assessment Act 1979*, please find attached the following information for your consideration:

- The planning proposal and associated documentation
- Council Report and Resolution
- Attachment 4 – Evaluation for delegation of plan making powers

If you have any enquiries, please do not hesitate to contact me on 9562 1873 or at pnaidovski@rockdale.nsw.gov.au

Yours faithfully

Peter Naidovski
Urban Planner

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