

20 February 2015

Our Ref: F14/364 15/15594
Contact: David Dekel - 9562 1851



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 – 8-10 Martin Avenue, 9 Bidjigal Road and 47- 49 Bonar Street, Arncliffe

At its meeting of 4 February 2015, Council considered a report on a planning proposal for the abovementioned properties that seeks to enable Council to vary the height and FSR standards provided that future development of the site provides additional community infrastructure via a planning agreement and the development satisfies the Design Quality Principles in SEPP 65.

The planning proposal does not seek to “lock in” any height and FSR standards nor tie to a specific design solution. This will be the subject of future assessment once a final development application is lodged.

Redevelopment of the site presents an opportunity to secure and expedite the delivery of important community infrastructure in the Bonar Street Precinct. Subsequently, Council resolved:

- 1. To support the planning proposal and its supporting documents, subject to minor changes for submission to the Department of Planning and Environment for Gateway Determination; and*
- 2. That the planning proposal be recommended to be exhibited for four (4) weeks and in accordance with the requirements of the 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, whilst the planning proposal was supported by a traffic impact assessment report, the report was considered to be more an analysis of a development concept, rather than the planning proposal.

It is Council's view that a revised traffic impact assessment 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 planning proposal and the urban design report for your consideration.

If you have any enquiries, do not hesitate to contact me on 9562 1851 or at ddekel@rockdale.nsw.gov.au

Yours faithfully

A handwritten signature in blue ink, appearing to read 'David Dekel', is written over the typed name.

David Dekel
Manager Urban and Environmental Strategy