

20 February 2015

Our Ref: F14/291 (15/15430)
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 108 Princes Highway, Arncliffe

At its meeting of 4 February 2015, Council considered a report on a planning proposal that proposes to:

1. Amend the Land Zoning Map by replacing the *B6 Business Enterprise Corridor* zone with the *B4 Mixed Use Zone*;
2. Amend the Height of Building Map by replacing the current 28 metre height with the 29.5 metre height.
3. Amend the Floor Space Map by replacing the 1.5:1 FSR on the site formally known as 128 Princes Highway with the 2.5:1 FSR so the site comprises a single FSR control.
4. Delete Clause 4.4 (2B) (a); and
5. Delete Item 2 in Schedule 1 - Additional permitted uses.

Subsequently, Council resolved:

1. *To support the planning proposal for submission to the Department of Planning and Environment for Gateway Determination subject to certain minor changes being made; and*
2. *That Council publicly exhibits 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 report to Council, the proponent is required to prepare a traffic report that examines the potential traffic impacts on local and surrounding roads, and a Stage 1 contamination report based on the site's previous uses before the planning proposal is publicly exhibited. It would be prudent that both matters are specifically addressed in the Gateway Determination notice. However, Council has already advised the applicant to proceed with preparing these studies.

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, please do not hesitate to contact me on 9562 1851 or at ddekel@rockdale.nsw.gov.au

Yours faithfully



David Dekel
Manager Urban and Environmental Strategy