

23 February 2015

Our Ref: F13/274, 15/11777
Contact: Jacky Wilkes - 9562 1683



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 152–206 Rocky Point Road, Kogarah (Darrell Lea Site)

Further to correspondence between Council and the Department of Planning and Environment (DP&E) between 13 October 2014 and 19 December 2014, in accordance with Section 56 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), please find attached the planning proposal for your consideration, comprising:

- Planning Proposal
- Site Survey (Appendix A)
- Indicative Master Plan and Urban Design Report (Appendix B)
- Land Economics and Demographic Assessment (Appendix C)
- Industrial Option Study (Appendix D)
- Traffic Report (Appendix E)
- Phase 1 Contamination Assessment (Appendix F)
- Kogarah Flood Advice Letter (Appendix G)

The planning proposal seeks to amend *Rockdale Local Environmental Plan 2011* by rezoning the site from IN2 Light Industrial to both B6 Business Enterprise and R4 High Density Residential zone as well as increase the maximum building heights and increase the floor space ratios for both zones, of which are outlined in the planning proposal.

Supporting the applicant's planning proposal is a written offer for a voluntary planning agreement (VPA). Council has conducted a preliminary assessment of it and the items proposed by the applicant. At this preliminary stage, the majority of the items purposed are not considered for a "planning purpose" or a community benefit under S93F(2) of the *EP&A Act* nor are they consistent with the *Development Contributions Practice Notes 2005* and Council's *Voluntary Planning Agreement Policy*.

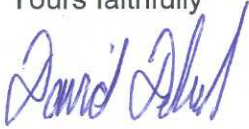
Council will seek to enter into further negotiations with the applicant to establish a list of proposed works that are allowed under the guidelines and is in line with Council's strategies and local context.

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In relation to the planning proposal, having reviewed the evaluation criteria for the Delegation of Plan Making Functions for more information in the DP&E's LEP Guidelines, as part of this submission, Council is also requesting delegation of plan making functions.

If you have any further enquiries, please contact me on 9562 1851 or at ddekel@rockdale.nsw.gov.au

Yours faithfully



David Dekel
Manager Urban and Environmental Strategy