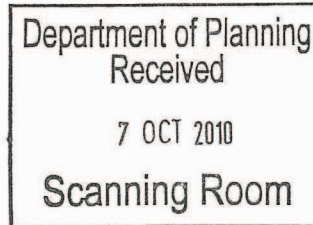


Our Contact: Rita Vella  
Direct Phone: 9330 9437  
Our Reference:



29 September 2010

Mr David Pitney  
Acting Regional Director  
Sydney Region East  
Department of Planning  
GPO Box 39  
SYDNEY NSW 2001



Dear David

**Planning Proposal – Lot 1, DP 1108502 (Nos 2-8 Princes Highway), Lot 1, DP 86795, Lot 47, DP 512033, Lot 48 & 49, DP 975331, Lot 50 & 51, DP 81627 & Lot 52, DP 81626 (Nos 1-9 Rocky Point Road) & Lot 1, DP 1101064, Lot 1 & 2, DP 91359 (60A Gray Street), Kogarah**

Council, at its meeting on 27 September 2010 considered a report for a site specific amendment to Kogarah Local Environmental Plan 1998 (KLEP) under the Environmental Planning & Assessment Act 1979 for the abovementioned site and resolved the following:

- a) *That pursuant to Section 55 of the EP & A Act 1979, the Planning Proposal to amend KLEP 1998 by rezoning No. 's 2-8 Princes Highway, No. 's 1 – 9 Rocky Point Road and No. 60A Gray Street, Kogarah from Industrial 4(a) to Business 3(b) – Town Centre and incorporating the amendments outlined in Paragraph 12 & 16 in the body of the report be endorsed.*
- b) *That the planning proposal be referred to the Minister for Planning for “gateway determination” under Section 56 of the EP & A Act 1979 subject to a payment of \$4,500 by the applicant/owner.*
- c) *That should the Minister determine that the Planning Proposal proceed (Gateway), a report will be presented to a future Working Party outlining the community consultation process, along with details of the Voluntary Planning Agreement and the draft DCP controls for the subject site.*

The Planning Proposal aims to address the undersupply of retail floorspace and choice available to the community in the locality, particularly supermarket shopping, and provide increased employment opportunities in line with the NSW Metropolitan Strategy and the draft South Subregional Strategy.

**CUSTOMER SERVICE CENTRE**

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The following information is enclosed to assist with the Minister's determination:

- Report to the Planning & Environmental Services Working Party of 6 September 2010 and subsequent Council resolution dated 27 September 2010; and
- Aerial and zoning map of the subject site; and
- Planning Proposal for the proposed rezoning prepared by Urbis, on behalf of the applicant; and
- Traffic Report prepared by Colston Budd Hunt & Kafes Pty Ltd; and
- Retail Capacity Assessment prepared by Urbis

In accordance with s56 of the Act, this letter is now seeking that the Minister issues a Gateway Determination for the Planning Proposal to proceed.

We look forward to the Minister and the Department's response on this Planning Proposal. Please contact Council's Coordinator Strategic Planning, Rita Vella on 9330 9437 or email [rita.vella@kogarah.nsw.gov.au](mailto:rita.vella@kogarah.nsw.gov.au) should you wish to discuss any aspect of the proposal or require any additional information.

Yours sincerely



Rod Logan

**Director – Planning & Environmental Services**