

Ref: PP2016/0006

28 February 2017

Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Att: Ms Ella Wilkinson

Dear Ms Wilkinson,

Subject: Planning Proposal Application – 25 George Street, North Strathfield

Please find enclosed documentation to support the submission of a Planning Proposal for 25 George Street, North Strathfield to the Department of Planning & Environment for a Gateway determination.

The Planning Proposal seeks to rezone the subject site from IN1 General Industrial to R3 Medium Density Residential, increase the maximum building height from 12m to 16m fronting George Street and 22m fronting the railway line, and increase the floor space ratio (FSR) from 1:1 to 1.6:1. The Planning Proposal is intended to facilitate redevelopment of the subject site through the demolition of existing industrial buildings and the construction of residential flat buildings. The Planning Proposal and intended development outcome is in accordance with the draft Concord West Precinct Master Plan and Parramatta Road Urban Transformation Strategy.

On 6 September 2016 Council resolved to defer the Planning Proposal for 225 George Street, North Strathfield, pending the progression of the Council Resolution of 19 April 2016, with respect to *Improvements to intersection of George Street, Beronga Street and Pomeroy Street, North Strathfield* to the City of Canada Bay's (i.e. the elected body) satisfaction.

Subsequently the Applicant made a request for a Rezoning Review, held on Thursday 24 November 2016 with the Sydney Central Planning Panel. The Panel determined that the proposed instrument should be submitted for a Gateway determination because the proposal has submitted strategic and site specific merit.

On the 12 December 2016, Council accepted the appointment as the Relevant Planning Authority (RPA).

In addition, Council seeks the Department's consideration under the provisions of *Section 23* of the *Environmental Planning & Assessment Act 1979* to allow Council to finalise any proposed changes to the LEP.

Please find attached a copy of the Planning Proposal and the following supplementary information:

- Planning Proposal
- Addendum to the Planning Proposal.
- Resolution of Council – 6 September 2016
- Rezoning Review, Record of Decision – 24 November
- Resolution of Council – 7 February 2017
- Relevant Planning Authority, Council's letter of acceptance
- Completed information checklist.
- Completed evaluation criteria for the delegation of plan making functions.

In addition, the Department of Planning & Environment may wish to consider the application of a satisfactory arrangements clause on any Gateway determination having regard to the site's inclusion in the Parramatta Road Urban Transformation Strategy.

Should you have any questions in relation to this matter or require further information, please contact Karen Lettice, Senior Strategic Planner on 9911 6406.

Yours sincerely,



Paul Dewar
Acting Manager, Strategic Planning