

Appendix F

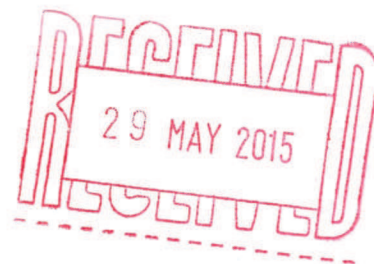
Correspondence dated 21 May
2015 between Council and Urbis

Our ref: 14/21626

Your Ref: SA4350

21 May 2015

Urbis
Sam Down
Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000 Australia



Dear Sir,

Additional Information Required for Planning Proposal in Respect of – 1183-1185 The Horsley Drive Wetherill Park

I refer to your planning proposal application in respect of the above.

Following consideration of a report on your application, Council resolved on 10 March 2015 that:

That Council refuse the planning proposal for additional permitted uses of commercial premises at ground floor and business/office premises at mezzanine level on part of Lot 1 DP1136897 No 1183-1185 The Horsley Drive, Wetherill Park for the following reasons:

- 1. The proposal creates an undesirable precedent for the establishment of commercial, business and office premises on other employment lands in Fairfield City.*
- 2. There are insufficient safeguards provided in the planning proposal against uncontrolled expansion of commercial, business and office premises on the subject site. This would be counter to the desired function of the site to continue to operate as a service centre to cater for the day to day needs of the surrounding industrial workforce.*
- 3. The potential detrimental impacts of the proposal on the commercial viability of existing town centres of Fairfield City.*
- 4. The lack of planning and economic justification provided in the planning proposal for the establishment of a broad range of commercial, business and office uses on the site.*
- 5. There is sufficient scope for established uses to continue to operate on the site under existing use rights provisions of the Environmental Planning and Assessment Act, and associated Regulation, in line with the historic industrial service order function of the site.*

A copy of the Council report is enclosed for your information.

Any future correspondence in relation to this matter should quote the above reference number and be marked to the attention of Anjele Vu. Should you require further information please contact the undersigned on 9725 0703.

Yours faithfully,



ANJELE VU
STRATEGIC LAND USE PLANNER

ENC: Council Report