

Addendum to Planning Proposal

Site Specific Land Use Zoning, Floor Space Ratio, Height of Buildings and Heritage Amendment

Cooper Street Strathfield

3 November 2016

Document Control

Document ID: 215.128 Cooper Street, Strathfield PP \4 Documents				
Issue	Date	Status	Prepared by	Approved by
			Name	Name
1	1 September 2016	Final Draft	Sonny Embleton	Helen Deegan
2	8 September 2016	Final	Sonny Embleton	Helen Deegan
3	3 November 2016	Final - Revised based on Council/ DPE comments	Sonny Embleton	Helen Deegan

This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and TPG ('Agreement').

TPG accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient.

In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents.

TPG cannot be held accountable for information supplied by others and relied upon by TPG.

Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to TPG unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of TPG.

This document is in a draft form and not a final issued form. TPG reserves the right, at any time with or without notice, to amend, modify or retract any part or all of this document including any opinions, conclusions, or recommendations contained therein. Unauthorised use of this draft document in any form whatsoever is strictly prohibited. To the maximum extent permitted by law, TPG disclaims any responsibility for liability whatsoever arising from or in connection with this draft document.



**TOWN PLANNING
AND URBAN DESIGN**

SYDNEY OFFICE

Suite 3a, 2 New McLean Street Edgecliff NSW 2027
PO Box 820, Edgecliff NSW 2027
Telephone: +61 2 9925 0444
www.tpgnsw.com.au

PERTH OFFICE

Level 7, 182 St Georges Terrace PERTH WA 6000
PO BOX 7375 Cloisters Square PERTH 6850
Telephone: +61 8 9289 8300
www.tpgwa.com.au

Contents

1. Background 1

1.1 Introduction 1

1.2 Purpose of this report 1

2. Revised objectives and intended outcomes of PP 2

Attachment A - JRPP advice dated 3 August 2016 5

Attachment B - Planning Proposal dated 28 July 2016 7



1. Background

1.1 Introduction

This revised supplementary report has been prepared in response to advice provided by the Joint Regional Planning Panel (JRPP) dated 3 August 2016, provided as **Attachment A**. The advice provided by the JRPP follows its consideration of the revised planning proposal (PP) dated 28 July 2016 provided as **Attachment B**. The PP was submitted for Pre Gateway Review (PGR_2015_BURWO_001-00) and applies to the subject site located on the south side of Cooper Street Strathfield, illustrated as Figure 1.

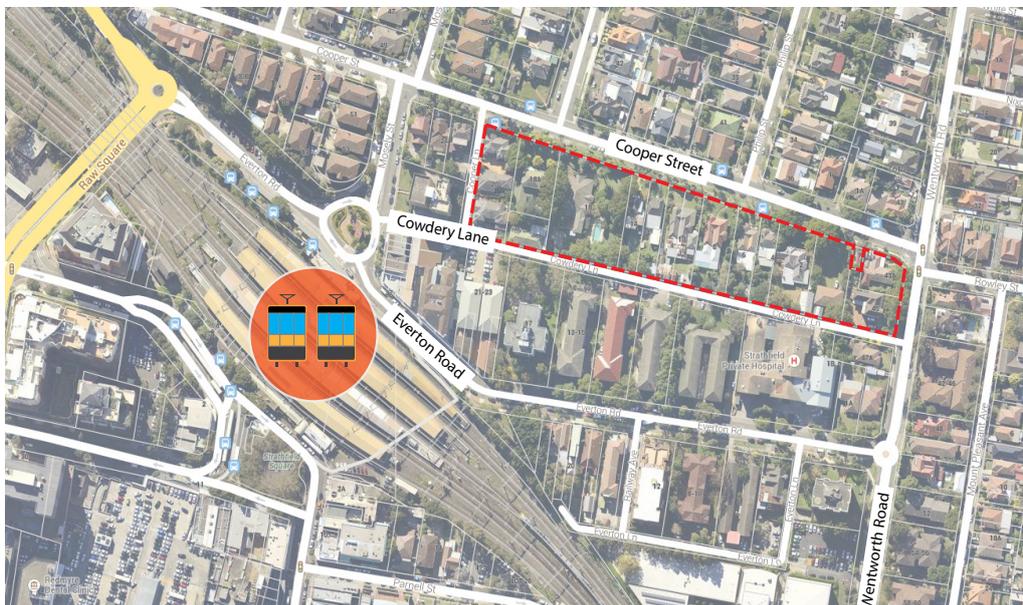


Figure 1. Aerial context of the subject site (site defined by red outline) Source: Nearmap

At its 3 August 2016 meeting, the JRPP recommended that the PP should be submitted for a Gateway determination subject to the following conditions:

1. The Floor Space Ratio (FSR) and Height of Building (HOB) proposed as basic controls, without the bonus FSR and HOB proposed for area B-9 as heritage incentives.
2. No heritage incentive controls to be included (reason: these would work only if the whole site were in single ownership which is not the case).
3. Based on the independent heritage study the panel agrees to the exhibited draft LEP delisting 18A Cooper St as a heritage item.

1.2 Purpose of this report

This report seeks to update the amendments sought within the PP dated 28 July 2016 to specifically address the 3 August 2016 recommendations of the JRPP reflected in **Section 1.1** above and within **Attachment A**.

Whilst the recommendations of the JRPP are respected, the proponent strongly believes that the scheme outlined in the PP dated 28 July 2016 reflects sufficient design merit and is a robust and appropriate urban design solution for the site within its context. The departures reflected in this addendum are primarily to address the JRPP recommendations.

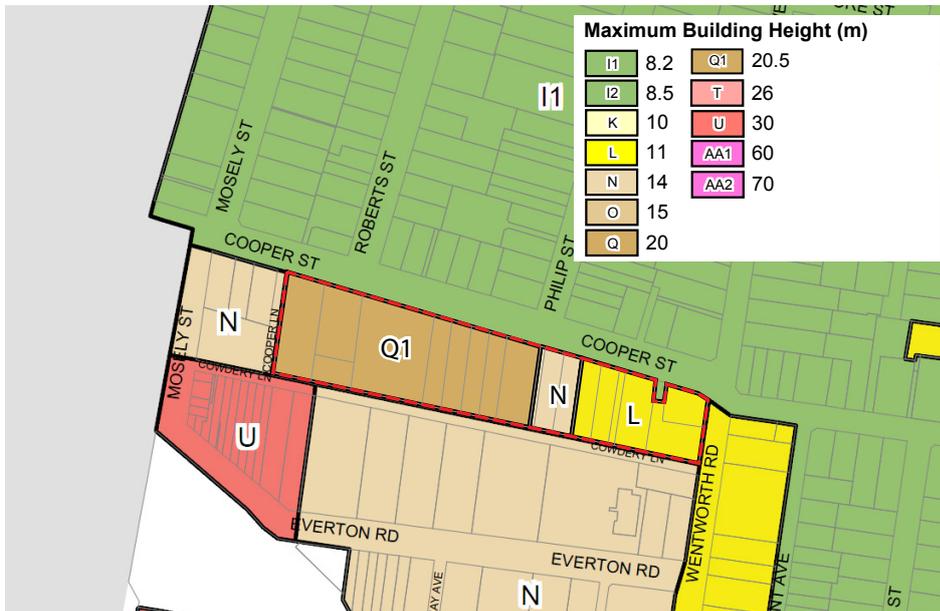


Figure 3. Proposed Burwood LEP 2012 Height of Buildings Map extract (subject land outlined in red) Source: NSW Legislation website

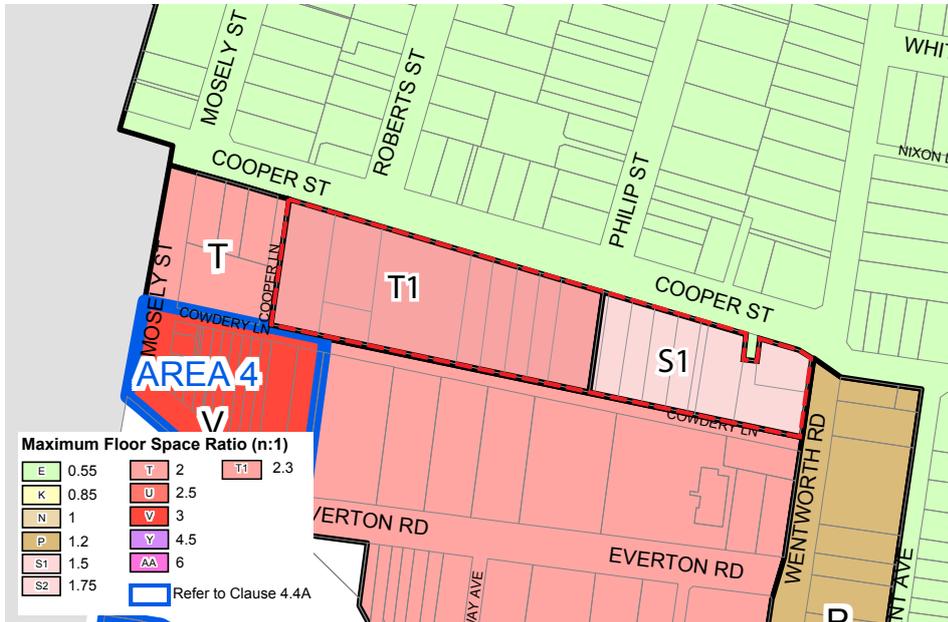


Figure 4. Proposed Burwood LEP 2012 Floor Space Ratio Map extract (subject land outlined in red) Source: NSW Legislation website



Figure 5. Proposed Burwood LEP 2012 heritage map extract (subject land outlined in red) Source: NSW Legislation website

Attachment A - JRPP advice dated 3 August 2016

This page has been left blank intentionally.

Attachment B - Planning Proposal dated 28 July 2016

This page has been left blank intentionally.



SYDNEY OFFICE

Suite 3a, 2 New McLean Street Edgecliff NSW 2027

PO Box 820, Edgecliff NSW 2027

Telephone: +61 2 9925 0444

www.tpgnsw.com.au

PERTH OFFICE

Level 7, 182 St Georges Terrace PERTH WA 6000

PO BOX 7375 Cloisters Square PERTH 6850

Telephone: +61 8 9289 8300

www.tpgwa.com.au



**TOWN PLANNING
AND URBAN DESIGN**

SYDNEY OFFICE

Suite 3a, 2 New McLean Street Edgecliff NSW 2027

PO Box 820, Edgecliff NSW 2027

Telephone: +61 2 9925 0444

www.tpgnsw.com.au

PERTH OFFICE

Level 7, 182 St Georges Terrace PERTH WA 6000

PO BOX 7375 Cloisters Square PERTH 6850

Telephone: +61 8 9289 8300

www.tpgwa.com.au