

18 May 2018

Ms Amanda Harvey
Director, Sydney Region East
Department of Planning & Environment
GPO Box 39
SYDNEY 2001

Dear Amanda,

Submission of Planning Proposal for Lot 1, DP 603465; Lot 2, DP603465; Lot 3, DP 217450; Lot 22, DP 402062; Lot 23, DP 29213; and Lot 24, DP 2921, being No 7-23 and 23-33 Water Street, Strathfield South for Gateway (2017SCI018-Strathfield_PGR_2016_STRAT_002_00)

The Planning Proposal seeks the following amendment to Strathfield Local Environmental Plan 2012 (SLEP 2012) for the subject site:

- Amend the Land Zoning from IN1 – General Industrial to R4 – High Density Residential; and
- Increase the Maximum Height of Buildings from 12m to 28m; and
- Increase the Maximum Floor Space Ratio (FSR) from 1:1 to 1.85:1

The Council, at its meeting on 1 May 2018 resolved to endorse the aforementioned planning proposal and forward it to the Department of Planning & Environment for a Gateway Determination under section 3.34 of the Environmental Planning & Assessment Act subject to the applicant addressing the recommendations of the Sydney Central Planning Panel, which requires the following:

- Any rezoning to residential use be for the whole IN1 precinct of which the site only forms a part
- That the existing expert reports attached to the Planning Proposal for sites A and B be augmented to include analysis of the larger precinct having regard to:
 - (i) Flooding
 - (ii) Contamination
 - (iii) Traffic and the Planning Proposal be amended accordingly
- That prior to public exhibition, the adjoining landowners within the precinct be informed in relation to the prospective rezoning of the whole precinct
- The augmented reports be available for exhibition.

Council also resolved that the following conditions be included as part of any Gateway Determination and the proponent be given a specified timeframe in which to comply with all of the conditions:

Prior to community consultation, the Planning Proposal is to be updated and amended to:
i. *Reference and address all relevant priorities and actions in A Metropolis of Three Cities – the Greater Sydney Region Plan and provide justification as to any inconsistencies;*

- ii. *Reference and address all relevant priorities and actions outlined in the Eastern City District Plan;*
- iii. *Include a comprehensive Urban Design Analysis of the whole IN2 Precinct which provides building massing envelopes that appropriately transition to the existing R2 – Low Density Residential zone. Consideration also needs to be given to the stepping of heights adjacent to the Cooks River Cycleway/Open Space link so as to minimise the impacts of overshadowing.*

The report shall also address the identified need outlined by State and Local Planning Strategies to situate residential housing close to facilities and services including transport, schools, open space, retail and support services.

- iv. *Include a comprehensive flood study which addresses the flood affectation for the whole precinct and provides an effective design that addresses all of the critical issues that relate to flooding. The Flood Study should also demonstrate compliance with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005;*
- v. *Include a detailed Contamination Study in accordance with the draft Contaminated Land Planning Guidelines and the draft Section 117 Direction for the whole precinct that clearly demonstrates that the precinct can be remediated to be suitable for residential/open space purposes;*
- vi. *Include an updated electromagnetic radiation report, which addresses the impact of residential development for the whole Precinct, given the proximity to high voltage power lines and identifies appropriate mitigation measures;*
- vii. *Include a provision in the Planning Proposal for affordable housing to be incorporated in any development on the site equivalent not less than 10% in accordance with the Eastern City District Plan;*
- viii. *Address and justify the inconsistencies with the relevant Section 117 Directions.*

Council also advises that it will continue the role of the planning proposal authority in accordance with section 3.32 of the Environmental Planning & Assessment Act, 1979

As outlined in the report to Council it is considered that the subject land is important industrial/urban services land.

The Eastern City District Plan provides actions for Councils with respect to existing industrial and urban services land and provides a clear direction with respect to the consideration of the rezoning of industrial and employment lands. Planning Priority E12, Objective 23 of the Eastern City District Plan requires that *industrial and urban services land is planned, retained and managed.*

The Greater Sydney Commission also advised Council on 22 September 2017 that in relation to the merits of the proposal, the opinion of the GSC at officer level is that the Planning Proposal is not supported *particularly on the basis of the loss of employment land but most specifically because of the potential long term impact on the operation of the nearby intermodal terminal.*

Please find enclosed:

- Resolution and report to Council of 1 May 2018
- Recommendation and report to the Strathfield Local Planning Panel of 5 April 2018
- Planning Proposal (including attachments)

Please do not hesitate to contact Council's Principal Strategic Planner, Ms Rita Vella on 9748 9995 or rita.vella@strathfield.nsw.gov.au should you require any clarification.

Yours faithfully



Stephen Clements

Director Infrastructure, Development & Environment