



Ms Maria Atkinson AM
Chair
Sydney Central Planning Panel
GPO Box 39
SYDNEY NSW 2001

17/05804

Dear Ms Atkinson *Maria*

**Pre-Gateway Review Request – 7-33 Water Street, South Strathfield
(PGR_2016_STRATH_002_00)**

I would like to thank the Sydney Central Planning Panel for its consideration of a pre-Gateway review of a planning proposal seeking to amend the zoning, height and floor space ratio development standards under Strathfield Local Environmental Plan 2012 for the subject land.

I agree with the Panel's recommendation that the proposal should proceed for a Gateway determination and it be updated to include the whole Water Street/Dunlop Street industrial precinct. In this regard, I have requested that the documentation and supporting studies be updated to include analysis of the larger precinct prior to a planning proposal being submitted for a Gateway determination.

The proponent and Council have been advised of this decision. A copy of the Panel's report and recommendation has been provided to both parties.

Should you have any enquiries about this matter, I have arranged for Mr Douglas Cunningham of the Department's Sydney Region East section to assist you. Mr Cunningham can be contacted on (02) 9274 6357.

Yours sincerely

**Marcus Ray
Deputy Secretary
Planning Services**

02/06/2017