



Mr Stephen White
Director
Urbis
Tower 2, Level 23, Darling Park
SYDNEY NSW 2000

17/05804

Dear Mr White

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

I refer to your request for a pre-Gateway review of a proposal to amend the planning controls under Strathfield Local Environmental Plan (LEP) 2012 to permit high density residential development at 7-33 Water Street, South Strathfield.

I have determined that it proposal should proceed to Gateway determination stage. In making this decision I have considered your request for a pre-Gateway review together with the recommendation of the Sydney Central Planning Panel (the Panel) and advice provided by Council. Please find attached a copy of the Panel's recommendation for your information.

I agree with the Panel's recommendation that the proposal be revised to include the whole Water Street/Dunlop Street industrial precinct. In this regard, I request 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.

If Council agrees to be the RPA, it will submit a planning proposal in accordance with section 55 of the *Environmental Planning and Assessment Act 1979*. If Council does not accept the role of RPA or a planning proposal is not submitted by Council within 42 days of accepting the role, an alternate RPA may be appointed.

In the event an alternate RPA is appointed, an additional fee of \$25,000 plus any additional necessary charges to recover costs on a proposal-specific basis will be payable. You will be advised of whether an alternate RPA will be appointed for this matter.

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
Encl: Panel Recommendation