

03 July 2015

Sean Kaufman

Michael Romano
Senior Development Manager
Crown Group
Level 29, 1 Market Street
SYDNEY NSW 2000
Via email: michaelromano@crowngroup.com.au

Dear Mr. Romano,

RE: POTENTIAL PLANNING PROPOSAL 7-33 WATER STREET, STRATHFIELD SOUTH

I refer to your meeting with Council officers on 19 June 2015 relating to the matter above. The following comments are provided to assist you in moving forward with your Proposal and in response to your queries during the meeting:

1. Consistent with the previous rezoning/planning proposals for the subject site, the proposal should demonstrate how the flooding and contamination issues will be addressed to ensure that the subject site is suitable for residential development. The flood planning issues are the main site constraints that have never been adequately or fully addressed to date. It is therefore recommended that this matter is resolved and further investigated before progressing too far on other aspects of the proposal.
2. It is noted that the Department's Gateway Determination and the recommendation of the Economic Land Use and Employment Strategy indicate that a precinct-wide approach to land use planning is needed to ensure equitable outcome for all landowners. It is therefore encouraged to consult with the landowners of adjoining industrial land to minimise any potential land use conflicts.
3. Consideration should also be given to surrounding low density residential area, industrial land, and the centres hierarchy in determining the suitability of the proposed densities and heights for the subject site.
4. Council is generally on track to achieve its 20-year housing target of 8,300 dwellings as per the draft Inner West Subregional Strategy. The Strathfield LEP 2012, a 10-year LEP, allows for 75% of this housing target primarily concentrated in centres and secondary nodes such as the Strathfield Town Centre, Parramatta Road Precinct, Enfield, and Belfield local centres.
5. Under Section 79C of the EP&A Act, Council is to take into consideration any current environmental planning instrument, development control plans, and any proposed instrument that is or has been the subject of public consultation and that has been notified to the consent authority. A concurrent Development Application could therefore be lodged at a stage, when there is more certainty about the Planning Proposal. It is however suggested that any Development Application for the subject site to be lodged after all the issues relating to rezoning and amendment of associated controls are resolved.
6. No commitment or in principle support can be provided for any proposed amendment to the Strathfield LEP 2012 in principle without undertaking the Planning Proposal assessment process.
7. Further meetings to discuss the progress of the proposal are recommended once the flooding and contamination issues have been addressed.

If you have any questions in regard to this matter please contact Council's Strategic Planner, Sean Kaufman on (02) 9748 9977.

Yours sincerely,



DAVID HAZELDINE
DIRECTOR TECHNICAL SERVICES

10 September 2015

Sean Kaufman

Michael Romano
Senior Development Manager
Crown Group
Level 29, 1 Market Street
SYDNEY NSW 2000
Via email: michaelromano@crownsgroup.com.au

Dear Michael,

RE: POTENTIAL PLANNING PROPOSAL 7-33 WATER STREET, STRATHFIELD SOUTH

I refer to your email dated 3 August 2015. As indicated in Council's letter dated 3 July 2015, it is advised that there are a number of very important strategic planning matters (e.g. flood planning issues) that need to be fully addressed before progressing on other aspects of the potential planning proposal such as massing plans and urban design principles.

As previously indicated in Council's letter, the flood planning issues are the main site constraints that have never been adequately addressed to date. The preliminary Flood Impact Assessment that has been provided indicates that the subject site is flood affected by both local overland and mainstream flooding. Whilst it is indicated that there would be little or no increase in peak flood levels due to the indicative building footprints, a comprehensive flood report needs to be provided in order to demonstrate how the overland flow and flood affectation issues will be addressed, consistent with the S117 Ministerial direction relating to Flood Prone Land.

It is also noted that previous discussions and rezoning proposals for the subject site is for R3 Medium Density Residential. However, it was indicated in your latest email that you are seeking for an R4 High Density Residential zoning, which is unlikely to be supported by Council. This position is consistent with the recommendations of the Economic Land Use and Employment Strategy and the established strategic approach relating to centres hierarchy and transport-oriented development. The subject site is also not considered to have any unique locational qualities to warrant a significant increase in density (i.e. rezoning to R4 High Density Residential) in the context of the existing zonings and densities surrounding it.

Once the flooding issue has been resolved, it is imperative that you engage a qualified certified practicing planner/planning consultants to help adequately address the critical strategic planning matters and prepare a Planning Proposal package that is consistent with the Department's "A guide to preparing planning proposals" and Council's Planning Proposal Guidelines.

Each of the matters raised in this letter and previous meetings and correspondences need to be addressed prior to initiating further discussions.

If you have any questions in regard to this matter please contact Council's Acting Manager Strategic Planning, Frankie Liang on (02) 9748 9995.

Yours sincerely,



FRANKIE LIANG
ACTING MANAGER STRATEGIC PLANNING

