

13 July 2016

Frankie Liang

MICHAEL ROMANO
DEVELOPMENT DIRECTOR
CROWN GROUP
LEVEL 29, 1 MARKET STREET
SYDNEY NSW 2000

Also by email: MichaelRomano@crownngroup.com.au

Dear Mr Romeno,

7-33 WATER STREET, STRATHFIELD SOUTH PLANNING PROPOSAL
PP2016/01

I refer to your above Planning Proposal (PP2016/01) lodged on 22 April 2016.

Council Officers have reviewed the Planning Proposal and associated supporting information. Based on the assessment and having regard to the pre-lodgement advice provided on 3 July and 10 September 2015, Council Officers are not supportive of the current scheme.

A report on this Planning Proposal will be considered at Council's meeting of 19 July 2016 where the following recommendations will be made:

1. *That the Planning Proposal to rezone 7-33 Water Street, Strathfield South from IN1 General Industrial to R4 High Density Residential should not proceed to Gateway Determination for the following reasons:*
 - *Lack of a comprehensive Flood Study to support the zoning change;*
 - *Lack of detail and consultation with external agencies regarding the proposed Voluntary Planning Agreement;*
 - *The proposed maximum height of 28m and maximum Floor Space Ratio of 1.85:1 are excessive considering context of the site; and*
 - *Potential land use conflict between the proposed R4 High Density Residential zoning and neighbouring IN1 General Industrial zoning;*
2. *That the proponent be advised to amend the Planning Proposal in accordance with maximum height of 11m and maximum FSR up to 1.2:1 consistent with the established Strathfield Local Environmental Plan spatial hierarchy, subject to the submission of additional information to satisfy the flooding issues within the site and value capture matters.*
3. *That the Department of Planning & Environment be notified accordingly.*

A detailed assessment report on the above Planning Proposal and the above recommendations will be considered by the Council at the following meeting:

- 19 July 2016
- Commencing at 6.30pm

• **Strathfield Council Chambers: 65 Homebush Road, Strathfield**

A copy of the report on the matter will be available on Council's website from 6pm on the Thursday prior to the meeting at the following link:

www.strathfield.nsw.gov.au/council/council-and-committee-meetings/council-meeting-2016/

If you do not have internet access, the Council Meeting business paper may also be viewed in person at:

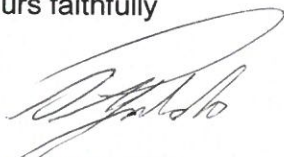
- Council's Customer Service Counter:
65 Homebush Road, Strathfield,
Monday to Friday 8.30am-4.30pm (excluding Public Holidays) or
- Strathfield Main Library:
65-67 Rochester Street, Homebush,
Monday - Thursday 9:30am - 8pm, Friday 9:30am - 6pm, Saturday 9am - 4pm and
Sunday 1pm - 5pm.

Should you wish to speak on the above matter at the meeting, please complete the Request to Address Council and Committee Meeting's form which is available on Council's website at the following link: <http://www.strathfield.nsw.gov.au/home/council/council-meeting-procedures/>. Requests to address the Committee must be submitted in writing by 4:30pm on the day of the meeting.

If you are unable to complete and submit the applicable form, please **contact Colleen Alderton - Governance Coordinator** on 9748 9999. Speakers are limited to five minutes and must provide their name and address at the meeting.

Once the matter is determined by the Committee, you will be further advised of the outcome.

Yours faithfully



SILVIO FALATO
A / DIRECTOR INFRASTRUCTURE & DEVELOPMENT