



18 July 2016

Cr Sang Ok, Mayor of Strathfield Municipal Council
65 Homebush Road,
STRATHFIELD, NSW, 2135

Dear Lord Mayor,

Re: Planning Proposal PP2016/01 for 7-33 Water Street, Strathfield South

I act on behalf of the property owners located at 7-23 and 25-33 Water Street, South Strathfield, and write in relation to the Planning Proposal the Proponent recently submitted to rezone these properties, and the subsequent Council Officer Recommendation outlined in Item 7 of the Business Paper prepared for the Council Meeting on the 19 July 2016.

By way of background, a Planning Proposal was lodged on the 22nd April 2016 to rezone these properties from IN1 General Industrial, to R4 High Density Residential. Since this time I have attempted to engage with the Council Officers, and offered time and resources of my team to assist Council in their assessment of the proposed amendment. This offer to engage was refused, and we were subsequently informed by the Director of Infrastructure & Development on the 13th July 2016 that the Council Officers are not supportive of the scheme. This decision is further reinforced in Item 7 of the Business Paper, which stipulates Council Officers Recommendation to not proceed to Gateway Determination.

The property owners are surprised with the Council Officers decision, particularly in context of their awareness of our intent to lodge a Planning Proposal consistent with the scheme outlined in our submission, and their own statements in their report that a residential rezoning is appropriate.

The Proponent has committed a significant amount of time and resources into the Planning Proposal, and would have appreciated an opportunity to receive and address the feedback from the Officers prior to publishing their Recommendation.

I would like to take this opportunity to kindly request your consideration to defer the decision to adopt the Council Officers Recommendation at the next Council Meeting, allowing both the Proponent and Council Officers an opportunity to meet and collaborate on their matters of concern.

I outline below brief responses to the reasons outlined in the Officers Recommendation:

1.
 - *"Lacks a comprehensive Flood Study to support the zoning change."* The Planning Proposal includes a comprehensive flood report which assesses the risk considerations for the proposed rezoning of the site.



- "Lack of detail and consultation with external agencies regarding the proposed Voluntary Planning Agreement." The indicative masterplan that informs the Planning Proposal has been subjected to consultation with key stakeholders including the neighbouring industrial properties, and Sydney Water relating to the proximity of the properties to the Cooks river. The Planning Proposal includes a proposition to enter into a Voluntary Planning Agreement, which we believe would trigger the start of this process. We are confident that further consultation with Council would result in a mutually beneficial Agreement.
- "The proposed maximum height of 28m and maximum Floor Space Ratio of 1.85:1 are excessive considering the context of the site." We believe our Planning Proposal and associated urban design reports responsibly supports this level of density, and propose a meeting with Council Officers to further explain our substantiation of the proposed density.
- "Potential land use conflict between the proposed R4 High Density Residential zoning and neighbouring IN1 General Industrial zoning." We note the Officers have suggested an alternative zoning and maximum envelope height without any supporting technical advice. We would appreciate an opportunity to liaise with the Officers about their position.

The reasons outlined by the Officers to not proceed to Gateway Determination appear to be largely technically focused. With further Council engagement I am confident we can address these technical matters of concern, and reach a common alignment in the vision of these properties. Therefore I kindly reiterate our request to consider deferring the decision to adopt the Officers Recommendation at the Council Meeting this Tuesday evening.

Should you have any queries please do not hesitate to contact me on 0419 512 821, or by email at michaelromano@crowngroup.com.au.

Kind Regards

Michael Romano
Development Director

For and on behalf of Westport Pty Limited and R J Green and Lloyd Pty Limited