

20 December 2024

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Level 41, Chifley Tower
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PLANNING PROPOSAL (PP2024-2431) – 94-98 COSGROVE ROAD, STRATHFIELD SOUTH (LOT 100 DP 862635) - REQUEST FOR FURTHER INFORMATION

Reference is made to the abovementioned Planning Proposal submitted on 21 November 2024 to amend the HOB and FSR for the abovementioned site under Strathfield LEP 2012 from:

- 12m to 35m (HOB), and
- 1:1 to 1.6:1 (FSR)

The aim of the amendments are to enable the future development of a multi-level warehouse or distribution centre on the subject site.

Council has undertaken a preliminary review of the Planning Proposal and associated documentation and requests that further justification/documentation be provided to address the below concerns:

1. Proposed height

The proposed height will allow for a building that will result in a significant visual impact to the existing dwellings located in Madeline Street, surrounding residential streets of South Strathfield, Bengell Field, Cooke Park and parts of the Cooks River (to the south of the subject site).

Council has undertaken a review of comparable multi-level warehouses across Metropolitan Sydney, namely:

- 45 Burrows Road Alexandria – 18m height (2 storey warehouse)
- 1-3 Burrows Road, St Peters – 30m height (3 storey warehouse) with floor to ceiling heights of approximately 7.6m

Council is wanting to understand, in terms of the context of the site and adjoining land uses, as compared to the above examples, the reason for the proposed height of 35m as it appears that a multi-level warehouse (3 storey) could be contained within a maximum height of between 27m - 30m.

2. Visual impact, setbacks and sustainability

As outlined above, the proposed height will result in a building that will significantly protrude above the existing roof lines of the surrounding industrial area and will be

visually prominent when viewed from Madeline Street, Cooke Park, Begnell Field and from the northeast along the Cooks River.

Consideration needs to be given to how building setbacks will assist in mitigating the visual impact, irrespective of whether the height limit is lowered or remains at 35m.

An increased setback along Hope Street and Madeline Street to allow for significant mature landscaping would assist in softening the impact of the building when viewed from the south. Stepping of the building through upper level setbacks with green roofs would also soften views from the south.

The below example demonstrates how upper level setbacks could be delivered:



VP10 and VP6 in the Visual Impact Assessment provide views of the eastern elevation. This view is not considered to capture the visual impact of ramping in the north-eastern corner. There is concern that the requirement in the DCP to have these ramps 'integrated' into the design does not require them to be hidden by the design or softened by landscaping.

There is also opportunity to introduce art into the façade design. The views from Cooke Park and the Cooks River of the eastern and southern facades present opportunities to add artwork into the design and provide improved visual benefits for users of these public spaces.

Further consideration should be provided for how the development will address environmental performance. Managing the heat island effect will be aided by increased setbacks and upper level planting and / or green roofs. Solar panels and recycled water should also be considered.

3. Delivery of Public Benefit

The proposal provides a significant uplift on the site with no delivery of real public benefit. Council acknowledges that the proposal will deliver additional jobs, close to the Enfield

Intermodal Logistics Centre and in proximity to Sydney's key trade gateways, however this in itself does not represent public benefit.

Council, previously raised the issue of the delivery of public benefit as part of the pre-scoping response. A public benefit relates generally to the delivery of infrastructure for a public purpose (such as the dedication of land, public infrastructure, community facilities, affordable housing, or any other material public benefit) which will benefit the community and may also be a monetary contribution.

The Planning Proposal, as submitted, does not address the delivery of a public benefit. Consideration must be given to the delivery of public benefit as part of this proposal. This can be achieved through the negotiation of a Planning Agreement.

Council would be happy to meet with you to discuss what would constitute appropriate public benefit.

Prior to any further assessment of the Planning Proposal, information is to be provided to address the abovementioned issues.

If you have any questions or require further clarification, please do not hesitate to contact me on 9748 9999 or via email: joseph.gillies@strathfield.nsw.gov.au.

Yours sincerely,

Joe Gillies
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