
From: Joseph Gillies <joseph.gillies@strathfield.nsw.gov.au>
Sent: Thursday, 27 February 2025 3:23 PM
To: Lachlan Jones <ljones@ethosurban.com>
Cc: Rita Vella <rita.vella@strathfield.nsw.gov.au>; Dylan Porter <dylan.porter@strathfield.nsw.gov.au>
Subject: RE: PP2024.2 (PP-2024-2431) - 94-98 Cosgrove Road, Strathfield South

Hi Lachlan,

We received our peer review of the VIA earlier this week and have been discussing our position over the last couple of days.

The peer review raises some critical points that support our ongoing concerns with the proposed height. In summary:

- The 35m height limit will result in a building that is out of character, in terms of bulk and scale, with the surrounding industrial precinct and adjacent residential areas to the south. The building would be equivalent to a 9-10 storey residential flat building, far exceeding any built form in the locality.
- The size of the subject site will result in long and expansive facades when combined with the height. The proposal's longitudinal (east-west) dimension is 208.1m, resulting in a very large southern façade orientated towards residential areas and public open spaces. Noting the need for large floor plates and stacking heights, physical articulation (via through breaks in the building and/or separation of the building and upper level setbacks) would be difficult to achieve.
- Canopy trees, irrespective of the setbacks they sit within, would not conceal the third floor of the warehouse which would still be visible from the adjoining residential properties and open space.
- Veracity of the VIA – The methodology used is considered robust and competent. However, no proof of the surveyed points, surveyor registration, wireframe underlays, or point cloud overlays has been provided. The visualisations are artist's renditions and the degree of accuracy cannot be ascertained or confirmed.
- Council disagrees with a number of the assigned visual impacts. For example, **V5** – from Cookes Skate Park, Belfield located 125m from the subject site was found to have a low 'magnitude of change' because the vantage point will be filtered by the existing vegetation of the park. However, a great extent of the park including the entire edge and seating area of the field will be in full view of the proposal and the magnitude of change will be high and the visual impact far greater than minor. The same can be said for Begnell Reserve.

Council has previously raised concerns with the proposed height, and the peer review of the VIA has further reinforced our position that the proposed height of 35m is not appropriate in this location.

Accordingly, Council cannot support the Planning Proposal in its current form.

Council is supportive of multi-level warehousing at the site, however at a reduced height that would result in a building that was less visually intrusive, when viewed from the residential locality and open space areas, and that could be visually screened by a mature tree canopy. Based on Council's assessment, it is considered a height of no greater than 25m would result in a more appropriate bulk and scale and would allow for mature tree canopy trees to conceal the majority of the development when viewed from the south.

Council would be happy to discuss an amended Planning Proposal that addresses the height. It would be appreciated if you could advise by Monday 10 March 2025 as to how you would like to proceed. Should an amended Planning Proposal be submitted by 10 March 2025 we will endeavour to report the Planning Proposal to the March meeting of the Local Planning Panel.

As discussed, I will be on leave next week but please do not hesitate to contact Rita (cc'd).

Kind regards,



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