

5. Attachment 3

Council Report DAP031-13

Appendix A James Lovell and Associates Planning Proposal Report
Appendix B Aerial Photograph and Zoning Map
Appendix C Planning Proposal (see *no. 1 of this information package*)

10/10/1911

10/10/1911

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Development Assessment and Planning

03/12/2012 DAP031-13

Rezoning of land at 1091A Old Princes Highway, Engadine

File Number: LP/06/565602

Director: Environmental Services (JW:MC)

Report Item

(Appendices A & B are available electronically only).

REPORT IN BRIEF

Purpose

The purpose of this report is to seek council's endorsement of a Planning Proposal for the rezoning of land at 1091A Old Princes Highway, Engadine.

Summary

This planning proposal is for the rezoning of land at 1091A Old Princes Highway, Engadine (Lot 102 DP 1166927) from Zone 12 – Special Uses (Utilities) to Zone 8 – Urban Centre. The report seeks the endorsement of the Planning Proposal in order for it to be submitted for Gateway Determination by the Department of Planning and Infrastructure (DP&I). Upon receiving Gateway Determination, a public exhibition shall be held in accordance with relevant legislation and conditions of the Gateway Determination.

REPORT IN FULL

Background

1091A Old Princes Highway, Engadine (Lot 102 DP 1166927) is located on the north-western side of the Old Princes Highway between Station Street and Boronia Avenue. The site encompasses an area of approximately 2,861m², and is effectively a battle-axe allotment with vehicular access via a right-of-carriageway of variable width extending to/from the Old Princes Highway (see Appendix B). The subject site previously formed part of a larger allotment accommodating the Engadine Telephone Exchange. The land subsequently became surplus to the requirements of Telstra. On 11 January 2011, Sutherland Shire Council granted development consent (DA10/1193) for the subdivision of the site to create two (2) allotments known as lots 101 and 102 DP 1166927. The subdivision facilitated the sale of Lot 102 by Telstra to private interests.

The site is located in Zone 12 – Special Uses (Utilities) pursuant to the Sutherland Shire Local Environmental Plan 2006. The current zoning of the land reflects the previous ownership and use of the site. This zone is no longer appropriate or relevant to the future use of the site.

The site is substantially vacant with the exception of two (2) demountable buildings and a partially formed driveway extending to/from the public car park to the north-east. The site accommodates a scattering of trees and shrubs primarily located adjacent to the rear (north-western) boundary.

The site is centrally located within the established retail precinct bounded by Cambrai Avenue, Waratah Road, Boronia Avenue and the Old Princes Highway. The street scene in the immediate vicinity of the subject land is characterised by commercial/retail premises including a Thai restaurant to the north of the front portion of the property. To the south of the street frontage are a florist, chemist and a council owned car park. There is a Coles supermarket to the north with the car park adjoining the rear of the site. To the south of the rear of the site are two (2) water reservoirs on land owned by Sydney Water Corporation.

Planning Implications

Zone 8 – Urban Centre is considered the most appropriate zone for this site. It is a natural and logical extension to the area surrounding the subject site, that is currently Zone 8 – Urban Centre, with the exception of the Telstra site to the south. The site is located in the established retail precinct of Engadine (refer to maps attached as Appendix B). The suitability of this proposed rezoning to Zone 8 – Urban Centre in terms of economic, social and environmental impacts is discussed below.

Economic

The current zoning of the site, Zone 12 – Special Uses (Utilities) under SSLEP2006, is a significant impediment on the potential use of the site. This zone is very restrictive and only permits a limited range of uses (e.g. advertisements, car parks, childcare centres, community facilities, educational establishments, public hospitals, recreation areas, roads, utility installations, waste recycling and management centres). Retail and residential uses are not permissible under the current zoning. Given its location in the retail centre, it is considered appropriate to rezone this site to Zone 8 – Urban Centre as this will allow for the land to be potentially developed in ways that could contribute to subregional employment targets within an established retail precinct.

Social/Recreational and Alternative Uses

Zone 8 – Urban Centre is the most suitable zone for this site. Retail development on this site would be consistent with the adjoining and surrounding buildings. There are no other zones that would be a better fit for the land.

It should also be noted that under the Standard Instrument template, Special Use Zones can no longer be used for utilities/community facilities such as the Telstra Exchange. Instead they will take on the zone of the surrounding land, which is the approach that is being recommended under this planning proposal.

Community consultation will be undertaken during the formal public exhibition period of the draft LEP in accordance with the Environmental Planning and Assessment Act 1979. Any concerns relating to the rezoning will be identified at this stage.

Environmental

The proposed rezoning itself will have little or no environmental impact. There is however, some environmental concerns regarding the future use of the site. As part of a previous application for the sub-division of the property (DA10/1193), a preliminary investigation into site contamination was undertaken. This investigation was a desk top study that would not have included any soil or ground-water sampling.

Clause 6 of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) requires council to consider whether the land is suitable in its current state or can be made suitable for the proposed use prior to approving a rezoning application. Given that there is an Underground Petroleum Storage Tank located on the adjacent property, there is a possibility of contamination migrating from the Underground Storage Tank.

Having regard to the previous use of the land, contamination is a key issue in this planning proposal. It would not be unreasonable to request that a secondary investigation be carried out prior to approving the rezoning. Under SEPP 55, specific land uses require different degrees of investigation to be undertaken in order to determine the suitability of a potentially contaminated site for a particular use. Sensitive land uses (i.e. residential, educational, recreational, childcare purposes and hospitals) require detailed investigations to be undertaken prior to any proposed rezoning for a site where such a use is proposed. Given that this planning proposal relates only to the rezoning of the subject site and does not indicate any specific future land use, council needs to decide whether a secondary detailed investigation (includes soil and ground-water sampling) is required to be undertaken at this rezoning stage.

The preliminary investigation did not find areas of obvious contamination. Given that the one facilitates a broad range of land uses with very different considerations of what may be considered acceptable in terms of site contamination, it is difficult to conclude what standard is appropriate at rezoning stage. The site may in fact never be used for sensitive uses. The most pragmatic solution is to rely of the development application process. In future, a Development Application will be required for a particular use. At this point in time the provisions of SEPP 55 will need to be addressed and a secondary investigation will be required prior to further development of the site. Any potential adverse environmental impacts can be considered, mitigated and managed at this stage.

Future Development Possibilities

Zone 8 – Urban Centre permits a range of uses that provide the necessary services to the local community. In future, a range of built forms could ultimately be constructed on this site subject to the necessary approvals being obtained. However, the site has very constrained access. It is noted that parts of the Right-of-Carriageway to the rear lot (over 1091 Princes Highway) is approximately three (3) metres wide (and variable). A much wider access way may be required for future development of the rear lot, depending on the proposed land use and its scale, intensity and traffic generation potential. For land uses with a high traffic turnover, an access way that allows for continuous two-way movement and truck movement is likely to be required. Accordingly, the restricted width of the access way is likely to limit the range and intensity of land uses and thus the development potential of the rear lot.

Any future development of the site should also provide for separated pedestrian access from the street frontage to the rear lot. It is difficult to see how this is achievable, particularly for that part of the access way that is located between the Telstra exchange building and adjoining property at No. 1085 Old Princes Highway, where the access way is only about three (3) metres in width. For some of the permissible land uses under Zone 8 – Urban Centre, the provision of such access will be imperative. The lack of separated pedestrian access is thus likely to limit the range and intensity of land uses and thus the development potential of the site.

Having regard to the access constraints, it is suggested that any future development application give further consideration to the proposed access arrangements, with a view to widening the access way to the subject site to allow for pedestrian access and improved vehicular access to the subject site. For intensive uses it may be necessary to develop this site with adjoining sites to enable appropriate access arrangements.

While the site is centrally located within the retail precinct of Engadine, due to access constraints to the property, it is unlikely that the full development potential (maximum Floor Space Ratio) would be achieved under a future development application. Any future development on the site will need to satisfy all relevant controls and objectives contained within the SSLEP2006 and the SSDCP2006.

The proposed rezoning serves to allow more uses of the site and promote better connections to the surrounding retail precinct. No building works or intensification of the use of the site is proposed as part of the rezoning application. The planning proposal does not propose any construction works on the subject site, and although the applicant has indicated in their submission that the site is being rezoned to facilitate future development, no works are proposed on the subject land at the present time.

Conclusion

The rezoning of this site is essential to enable suitable use of the site. The rezoning represents a logical extension to the retail/urban centre immediately surrounding the site that is currently Zone 8 – Urban Centre and would be compatible with the surrounding land uses. There are no significant planning issues that would arise as a result of this rezoning proposal. Further, no adverse economic, social, or environmental impacts are envisaged. It is recommended that council prepare an LEP amendment to facilitate the rezoning of this site to Zone 8 – Urban Centre. Upon receiving the Gateway Determination, a public exhibition shall be held in accordance with relevant legislation and conditions of the Gateway Determination.

Councillors should note that this site is proposed to be zone 3B Commercial Core within the draft Standard Instrument Local Environmental Plan.

Report Recommendation:

1. That an amendment to Sutherland Shire Local Environmental Plan 2006 to rezone 1091A Old Princes Highway, Engadine (Lot 102 DP 1166927) from Zone 12 – Special Uses (Utilities) to Zone 8 – Urban Centre, as detailed in the Planning Proposal (attached as Appendix C) be endorsed by council.

2. That the Planning Proposal (Appendix C) be forwarded to the Department of Planning and Infrastructure Gateway in accordance with the Environmental Planning and Assessment Act 1979 and the relevant regulations.

APPENDIX

Appendix A - James Lovell and Associates Planning Proposal Report



2012 11 02 JLA Planning Proposal Report.pdf

Appendix B - Aerial Photograph and Zoning Map



2012 10 31 Aerial Photograph and Zoning Map.docx

Appendix C - Planning Proposal



2012 11 01 Planning Proposal.docx

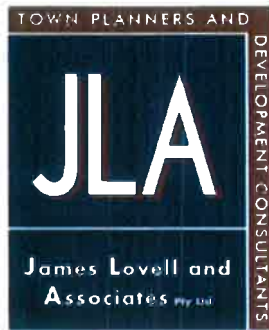
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Committee Recommendation:

1. That an amendment to Sutherland Shire Local Environmental Plan 2006 to rezone 1091A Old Princes Highway, Engadine (Lot 102 DP 1166927) from Zone 12 – Special Uses (Utilities) to Zone 8 – Urban Centre, as detailed in the Planning Proposal (attached as Appendix C) be endorsed by council.
2. That the Planning Proposal (Appendix C) be forwarded to the Department of Planning and Infrastructure Gateway in accordance with the Environmental Planning and Assessment Act 1979 and the relevant regulations.

Council Resolution:

1. That an amendment to Sutherland Shire Local Environmental Plan 2006 to rezone 1091A Old Princes Highway, Engadine (Lot 102 DP 1166927) from Zone 12 – Special Uses (Utilities) to Zone 8 – Urban Centre, as detailed in the Planning Proposal (attached as Appendix C) be endorsed by council.
2. That the Planning Proposal (Appendix C) be forwarded to the Department of Planning and Infrastructure Gateway in accordance with the Environmental Planning and Assessment Act 1979 and the relevant regulations.



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30 August 2012

The General Manager
Sutherland Shire Council
Locked Bag 17
SUTHERLAND NSW 1499

Dear Sir,

1091A OLD PRINCES HIGHWAY, ENGADINE

Introduction

This submission has been prepared to explain the intended effect of, and justification for, a Planning Proposal in relation to No. 1091A Old Princes Highway, Engadine.

The subject site is located on the north-western side of the Old Princes Highway between Camrai Avenue and Boronia Avenue. The site encompasses an area of approximately 2,861m², and is effectively a battle-axe allotment with vehicular access via a right-of-carriageway of variable width extending to/from the Old Princes Highway.

The subject site previously formed part of a larger allotment accommodating the "*Engadine Telephone Exchange*". The land subsequently became surplus to the requirements of *Telstra*.

On 11 January 2011, Council granted Development Consent (DA10/1193) for the subdivision of the site to create two (2) allotments known as Lots 101 and 102. The subdivision facilitated the sale of Lot 102 by *Telstra* to private interests (being the Applicant for the current Application).

The site (identified as Lot 102) is located in Zone 12 - Special Uses (Utilities) pursuant to the Sutherland Local Environmental Plan (LEP) 2006. The current zoning of the land reflects the previous ownership and use by *Telstra* and is no longer appropriate or relevant to the future use of the site.

The site is effectively surrounded by land within Zone 8 - Urban Centre. In the circumstances, this submission has been prepared to accompany a formal request that Council prepare a Planning Proposal to amend the Sutherland LEP 2006 to rezone the site to Zone 8 - Urban Centre.

Site Context

The subject site comprises Lot 102 in Deposited Plan 1166927, and is commonly known as No. 1091A Old Princes Highway, Engadine. The site encompasses an area of approximately 2,861m².

The site is substantially vacant with the exception of two (2) demountable buildings and a partially formed driveway extending to/from the public car park to the north-east. The site accommodates a scattering of trees and shrubs primarily located adjacent to the rear (north-western) boundary.

The *Telstra Exchange* building adjoins the site to the south, beyond which lie *Sydney Water* infrastructure and a public car park.

The site is adjoined to the north-west by the *Engadine Congregational Church*, and a retail complex accommodating a *Coles* supermarket and a series of specialty shops. The car parking facilities associated with the adjoining retail centre extend along the majority of the north-eastern and north-western boundaries.

The surrounding development to the south-east comprises a series of retail shops extending along the Old Princes Highway.

In general terms, the site is centrally located within the established retail precinct bounded by Cambrai Avenue, Waratah Road, Boronia Avenue and the Old Princes Highway. The site is generally surrounded by existing retail uses, and otherwise adjoined by public infrastructure.

Background

The site was originally Crown Land which was acquired by Harold James Slater in November 1955. The site was purchased by the Commonwealth in August 1960 and later transferred to the *Australian Telecommunications Commission (Telstra)* in April 1987.

The land was vacant until the early 1960's when the telephone exchange building was constructed and subsequently extended to the rear in the early 1970's. The rear portion of the site has remained vacant and used intermittently for the storage of telephone equipment and materials.

The role of exchanges has changed in recent times with advancements in technology, resulting in reduced building size requirements. On that basis, the same became surplus to *Telstra's* requirements.

On 6 January 2011, Council granted Development Consent (DA 10/1193) for the subdivision of the site to create two (2) allotments known as Lots 101 and 102. The subdivision facilitated the sale of Lot 102 by *Telstra* to private interests (being the Applicant for the current Application).

The Applicant for the current Application attended a *Pre-Application Discussion* with Council staff on 6 June 2012. The main point of discussion concerned the future vehicular access arrangements to the site, and the potential for access to be provided (via a right-of-carriageway) though the adjoining public car park to the north-east.

Irrespective, Council staff confirmed that the rezoning of the site (to Zone 8 - Urban Centre) could proceed irrespective of any change in vehicular access on the basis that the site currently has access to/from the Old Princes Highway, the site is no longer required for infrastructure purposes, and the site is otherwise surrounded by land within Zone 8 - Urban Centre.

Legislative Context

Section 55(1) of the Environmental Planning and Assessment Act 1979 specifies that before an environmental planning instrument is made, the relevant planning authority is required to prepare a document that explains the intended effect of the proposed instrument, and sets out the justification for its making ("the Planning Proposal").

Section 55(2) specifies that the Planning Proposal is to include a statement of the objectives and intended outcomes of the proposed instrument, an explanation of the provisions that are to be included in the proposed instrument, the justification for those objectives, outcomes and provisions, maps to be adopted by the proposed instrument, and details of the community consultation that is to be undertaken before consideration is given to the making of the proposed instrument.

Further, the Department of Planning published "*A Guide to Preparing Planning Proposals*" (July 2009), to explain the format and content of a Planning Proposal to be prepared by the relevant planning authority.

1. Objective or Intended Outcomes

The objective or intended outcome of the Planning Proposal is to rezone the site to Zone 8 - Urban Centre to facilitate the future submission of a Development Application for a permissible use in the zone.

Further, the Planning Proposal is intended to update the planning controls to facilitate the logical future use of the site on the basis that the current zoning reflects the previous ownership and use by *Telstra* and is no longer appropriate or relevant to the use of the site.

2. Explanation of Provisions

The provisions of the Planning Proposal comprise an amendment to the Sutherland LEP 2006 Land Zoning Map to reflect a change from Zone 12 - Special Uses (Utilities) to Zone 8 - Urban Centre.

3. Justification

Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

The Planning Proposal is not a result of any specific strategic study or report, but is intended to facilitate the logical future use of the site on the basis that the current zoning reflects the previous ownership and use by *Telstra* and is no longer appropriate or relevant to the use of the site.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The Planning Proposal is considered the most appropriate means of achieving the objective or intended outcome.

3. Is there a net community benefit?

The Planning Proposal will provide a net community benefit on the basis that:

- the current zoning of the site reflects its previous ownership and use which is no longer relevant or appropriate;
- the site is located towards the centre of an established retail precinct and the Planning Proposal will facilitate the future use of the site for retail related purposes;
- Engadine is identified in the *Draft South Subregional Strategy* (Department of Planning, 2007) as a Village accommodating a supermarket and specialty shops, and the Planning Proposal will facilitate the future use of the site for retail related purposes.

Relationship to strategic planning framework

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

In December 2005, the State Government published a Regional Plan for Sydney known as the *City of Cities - A Plan for Sydney's Future* ("the Metropolitan Strategy"). The Metropolitan Strategy was prepared to guide the growth of the Sydney Region for the next 25 years, and

embodies major decisions on the location of urban growth, new housing areas, employment, transport, schools and hospitals.

The State Government anticipates that Sydney's population will increase by 1.1 million people between 2004 and 2031, necessitating an additional 640,000 dwellings and 500,000 jobs.

In November 2007, the *Draft South Subregional Strategy* was released by the State Government to provide more detailed guidance as to how the objectives of the Metropolitan Strategy can be applied at the local and subregional level.

The *Draft South Subregional Strategy* identifies that the South is to accommodate 35,000 new dwellings and 29,000 new jobs between 2004 and 2031, of which Sutherland is required to contribute 10,100 new dwellings and capacity for 8,000 new jobs.

In the circumstances, the Planning Proposal will contribute to the subregional employment targets, and facilitate the future use of the land for retail related purposes consistent with the use of surrounding land.

5. *Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?*

The *Draft South Subregional Strategy* is generally intended to facilitate the implementation of the prescribed dwelling and employment targets incorporated in the Metropolitan Strategy.

The Council is in the process of preparing a Draft LEP to replace the current LEP in accordance with the Standard Instrument (Local Environmental Plans) Order 2006, however the Draft LEP remains confidential at this stage and has not been exhibited.

Irrespective, the purpose of the Planning Proposal is to update the planning controls to facilitate the logical future use of the site on the basis that the current zoning reflects the previous ownership and use by *Telstra* and is no longer appropriate or relevant to the use of the site.

6. *Is the planning proposal consistent with applicable state environmental planning policies?*

State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land, is not specifically relevant to the Planning Proposal on the basis that the site has evidently not been used for any purpose referred to in Table 1 of *Managing Land Contamination - Planning Guidelines* (Department of Urban Affairs and Planning, 1998).

Irrespective, an Environmental Site Assessment (*Soil and Groundwater Consulting*, 31 October 2008) was submitted to Council to accompany the Development Application for the approved subdivision (DA 10/1193). The Assessment concluded that "no soil or contamination

issues have been identified which would preclude ongoing commercial use of the site or commercial redevelopment”.

7. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The relevant Section 117(2) Directions (as amended) comprise Direction 1.1 - Business and Industrial Zones, Direction 3.4 - Integrating Land Use and Transport, Direction 5.1 - Implementation of Regional Strategies, Direction 6.1 - Approval and Referral Requirements, Direction 6.3 - Site Specific Provisions, and Direction 7.1 - Implementation of the Metropolitan Strategy.

Direction 1.1 - Business and Industrial Zones

Direction 1.1 generally aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.

The Direction specifies that a Planning Proposal must give effect to the objectives, retain the areas and locations of existing business and industrial zones, and not reduce the total potential floor space area for employment uses and related public services.

The Planning Proposal does not change the area or location of the existing business. The site is located towards the centre of an established retail precinct and the Planning Proposal will facilitate the future use of the site for retail related purposes.

Direction 3.4 - Integrating Land Use and Transport

Direction 3.4 generally aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve improved accessibility, increased choice of transport, reduced travel demand, and efficient movement of freight.

The Direction specifies that a Planning Proposal must locate zones that are consistent with the aims, objectives and principles of *“Improving Transport Choice - Guidelines for planning and development”* (DUAP 2001), and *“The Right Place for Business and Services - Planning Policy”* (DUAP 2004).

The Planning Proposal is consistent with the aims and objectives relating to urban consolidation. The site is located towards the centre of an established retail precinct and the Planning Proposal will facilitate the future use of the site for retail related purposes.

Direction 5.1 - Implementation of Regional Strategies

Direction 5.1 generally aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.

The Direction specifies that a Planning Proposal must be consistent with a regional strategy released by the Minister for Planning.

The *Draft South Subregional Strategy* identifies that the South is to accommodate 35,000 new dwellings and 29,000 new jobs between 2004 and 2031, of which Sutherland is required to contribute 10,100 new dwellings and capacity for 8,000 new jobs.

The Planning Proposal will contribute to the subregional employment targets within an established retail precinct.

Direction 6.1 - Approval and Referral Requirements

Direction 6.1 generally aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

The Direction specifies the general concurrence, consultation and referral mechanisms, and the Planning Proposal will satisfy those requirements.

Direction 6.3 - Site Specific Provisions

Direction 6.3 generally aims to discourage unnecessarily restrictive site specific planning controls.

The Direction specifies the general content of an environmental planning instrument must not introduce any development standards or requirements in addition to those that already apply in the existing or proposed zone.

The Planning Proposal seeks to rezone the site to Zone No. 8 - Urban Centre to facilitate the future submission of a Development Application for a permissible use in the zone. The Planning Proposal does not seek to introduce any development standards or requirements in addition to those that already apply with the proposed zone.

Direction 7.1 - Implementation of the Metropolitan Strategy

Direction 7.1 generally aims to give legal effect to the visions, and use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.

The Direction specifies that a Planning Proposal shall be consistent with the Metropolitan Strategy.

The *Draft South Subregional Strategy* identifies that the South is to accommodate 35,000 new dwellings and 29,000 new jobs between 2004 and 2031, of which Sutherland is required to contribute 10,100 new dwellings and capacity for 8,000 new jobs.

The Planning Proposal will contribute to the subregional employment targets within an established retail precinct.

Environmental, social and economic impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal will not affect any critical habitat or threatened species.

9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects likely to arise as a consequence of the Planning Proposal that cannot be adequately controlled as part of the development assessment process.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal will contribute to the subregional employment targets within an established retail precinct.

State and Commonwealth interests

11. *Is there adequate public infrastructure for the planning proposal?*

The site is serviced by all necessary public infrastructure.

12. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

Any comments from State and Commonwealth public authorities can be responded to if required.

4. Community Consultation

The community consultation process will be implemented in accordance with Section 57 of the Environmental Planning and Assessment Act 1979.

Conclusion

The site (identified as Lot 102) is located in Zone 12 - Special Uses (Utilities) pursuant to the Sutherland LEP 2006. The current zoning of the land reflects the previous ownership and use by *Telstra* and is no longer appropriate or relevant to the future use of the site.

The site is effectively surrounded by land within Zone 8 - Urban Centre. In the circumstances, this submission has been prepared to accompany a formal request that Council prepare a Planning Proposal to amend the Sutherland LEP 2006 to rezone the site to Zone 8 - Urban Centre.

The site is located towards the centre of an established retail precinct and the Planning Proposal will facilitate the future use of the site for retail related purposes.

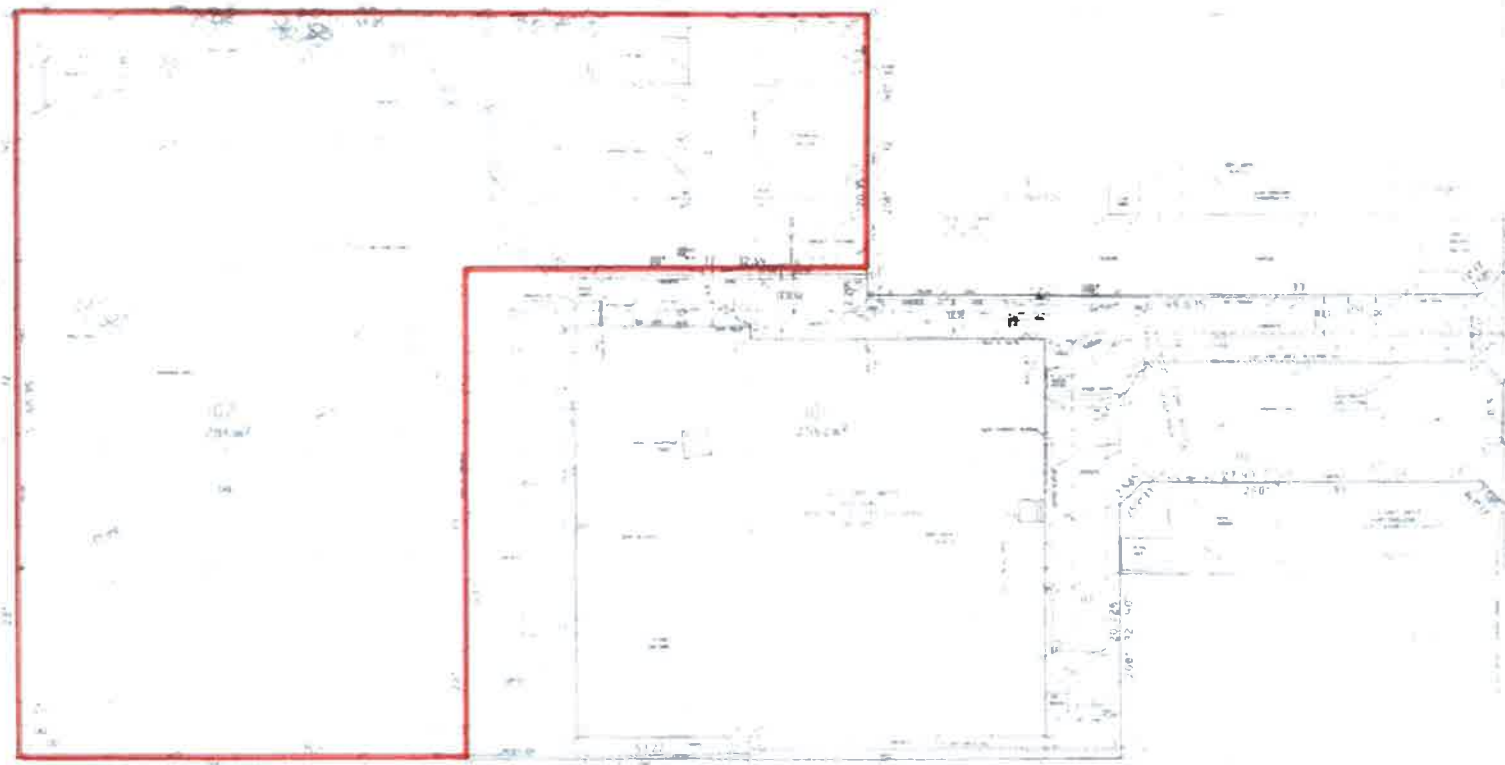
I trust this submission is satisfactory for your purposes, however should you require any further information or clarification please do not hesitate to contact the writer.

Yours Sincerely,

A handwritten signature in blue ink that reads "James Lovell". The signature is written in a cursive, flowing style.

James Lovell
Director
James Lovell and Associates Pty Ltd

NO.	DESCRIPTION	AMOUNT
1	CONCRETE	1.00
2	STEEL	2.00
3	BRICK	3.00
4	GLASS	4.00
5	PAINT	5.00
6	ROOFING	6.00
7	MECHANICAL	7.00
8	ELECTRICAL	8.00
9	PLUMBING	9.00
10	LANDSCAPE	10.00



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK CONCRETE ON 12" SPACING.
4. ALL ROOFS ARE 6" THICK CONCRETE ON 12" SPACING.
5. ALL CEILING ARE 8" THICK CONCRETE ON 12" SPACING.
6. ALL DOORS ARE 36" WIDE BY 80" HIGH.
7. ALL WINDOWS ARE 36" WIDE BY 60" HIGH.
8. ALL STAIRS ARE 36" WIDE BY 80" HIGH.
9. ALL ELEVATIONS ARE TO FACE UNLESS NOTED OTHERWISE.
10. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.

THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

BAR SCALE

NO.	DESCRIPTION	AMOUNT
1	CONCRETE	1.00
2	STEEL	2.00
3	BRICK	3.00
4	GLASS	4.00
5	PAINT	5.00
6	ROOFING	6.00
7	MECHANICAL	7.00
8	ELECTRICAL	8.00
9	PLUMBING	9.00
10	LANDSCAPE	10.00

BMA

REGISTERED ARCHITECT

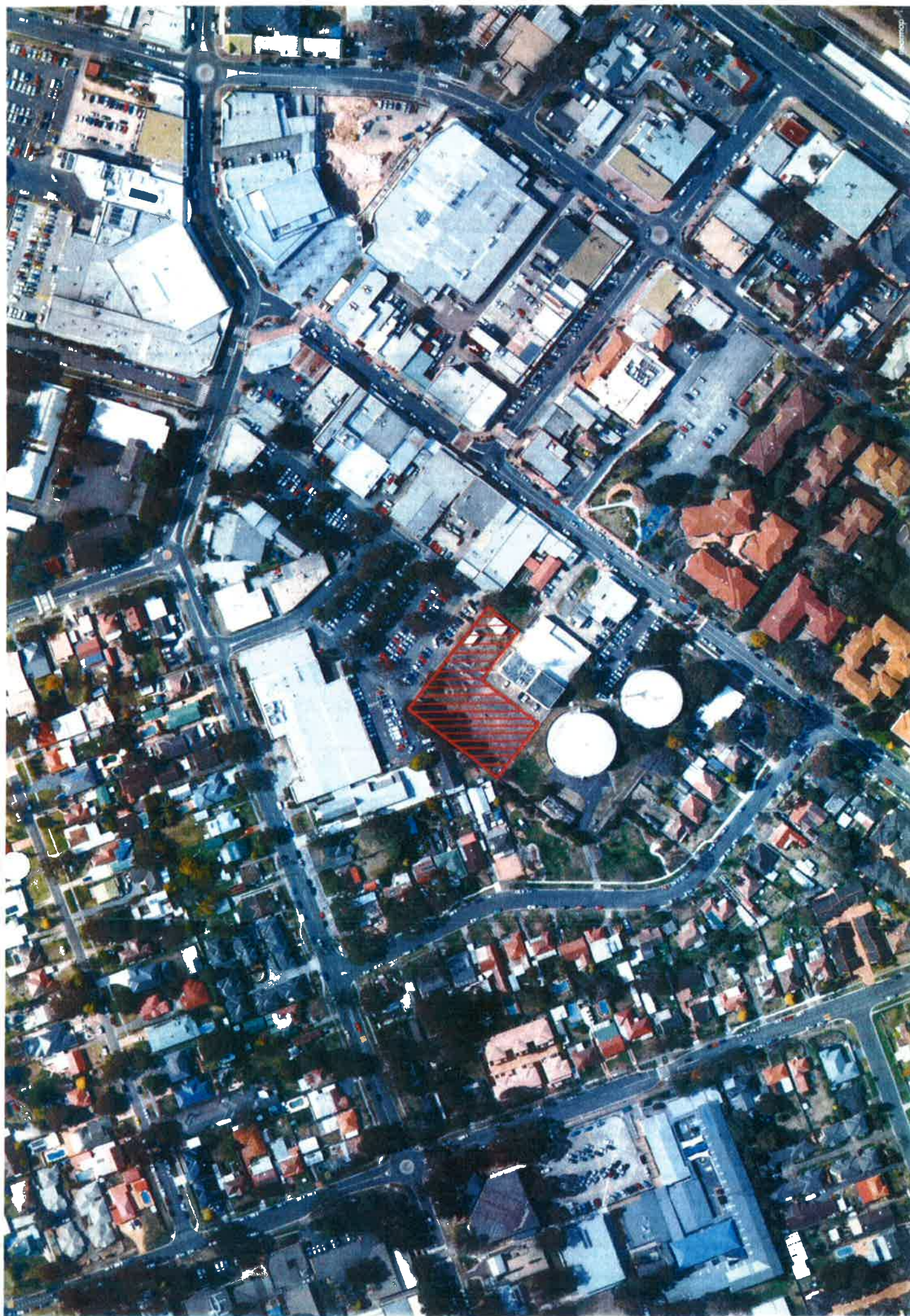
1000 10TH AVENUE

NEW YORK, N.Y. 10018

PHONE: (212) 123-4567

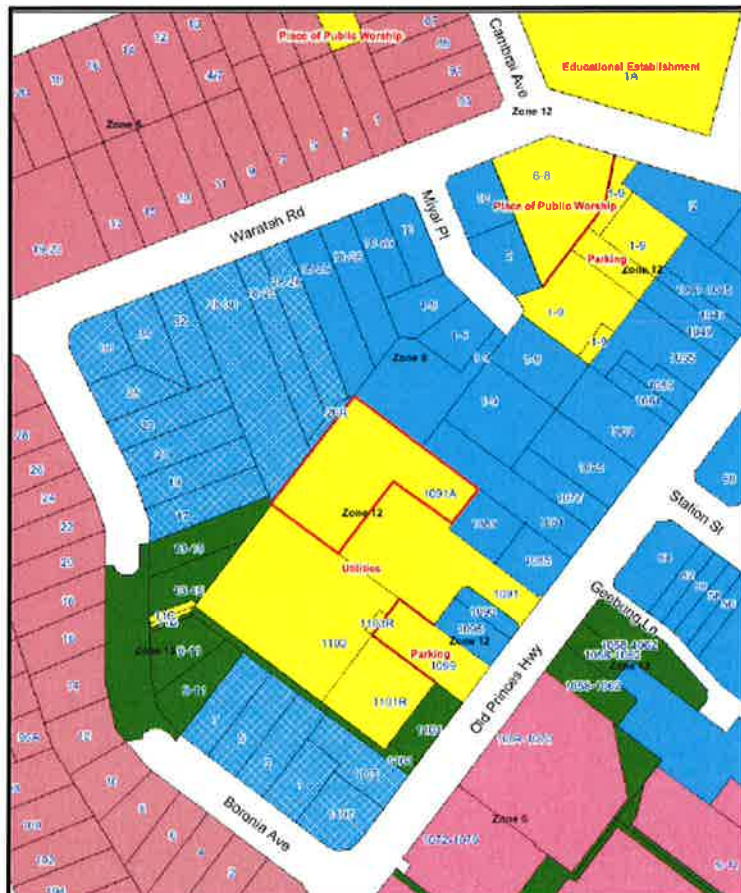
FAX: (212) 123-4568

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Aerial Photo of 1091A
Old Princes Highway



Extract of SSLEP
2006 Zoning Map -
1091A Old Princes
Highway

