

PLANNING
PROPOSAL
ADDENDUM

ADDENDUM TO PLANNING PROPOSAL

53-69 Victoria Road, 46 Thornley Street & 45 Formosa Street, Drummoyne

Contents

Introduction 3

Updated Detailed Site Investigation (DSI) and Remedial Action Plan (RAP) 4

Community Consultation 5

Project Timeline 6

Introduction

Council received a Planning Proposal for 53-69 Victoria Road, 45 Day Street and 46 Thornley Street, Drummoyne. The Planning Proposal seeks to rezone a portion of the site from R2 Low Density Residential to B4 Mixed Use, increase the maximum building height from 8.5m to between 14m and 20m, and increase the floor space ratio (FSR) across the entire site to 2:1. A bonus would apply to the eastern half of the site providing a maximum FSR of 2.5:1.

The Planning Proposal is intended to facilitate redevelopment of the site through the demolition of existing commercial and residential dwellings to provide for the construction of a mixed use development.

Consultation has been undertaken with the applicant to establish appropriate planning controls for the site with respect to ensuring the proposed built form identified in the Planning Proposal can be achieved. The submission to increase development controls on the subject site will provide an opportunity to transition the scale of the built form down to the adjacent low density to the rear (interfacing Formosa Street) and south-eastern frontages (interfacing Thornley Street).

The applicant also entered into discussions and a Voluntary Planning Agreement has been prepared to provide a monetary contribution for improved facilities at Brett Park in Drummoyne.

It is considered that the recommended planning controls will provide an appropriate built form outcome and the VPA offer by the applicant will contribute to enhancing facilities at the nearby Brett Park for new and existing residents.

It was resolved at the Council meeting of the 20th September 2016 that the Planning Proposal is supported to be submitted to the Department of Planning and Environment seeking a Gateway Determination.

This document constitutes the above mentioned addendum to the Planning Proposal.

Updated Detailed Site Investigation (DSI) and Remedial Action Plan (RAP)

In accordance with the requirements of State Environmental Planning Policy No. 55 – Remediation of Land, the applicant has prepared a Detailed Site Investigation (DSI) and Remedial Action Plan (RAP) on the land. Following initial Council feedback, an updated DSI and RAP has been provided and the following advice provided by Council:

It is considered likely that the site is capable of being made suitable for the proposed development if the amended RAP (and DSI) is implemented noting the following comments:

- Insufficient detail is provided regarding the need for intrusive investigation associated with groundwater quality and soil vapour in relation to the USTs with respect to both site suitability and potential for off-site migration of contaminants
- The contaminants of potential concern related to the UST must also be considered as part of the OHS plan for the site
- Insufficient detail is provided regarding the specific method, sample handling and frequency of validation testing for asbestos in soil and air (i.e. as required by NEPM (2013) / WA DoH (2009) and legislation and Codes of Practice relating to asbestos)

The above items, together with any other contamination related matters, could be captured as part of the NSW EPA accredited Contaminated Site Auditor process. Consequently, the DA must condition requirement for a Site Audit Statement (SAS) and Site Audit Report (SAR) prior to issue of the construction certificate.

A copy of the updated Detailed Site Investigation and Remedial Action Plan is provided as **Appendix 1**.

The Department of Planning and Environment may consider the need for updated documentation to be made available for public exhibition, should the Planning Proposal be supported or Gateway Exhibition.

Community Consultation

Section 55 of the Environmental Planning and Assessment Act (1979) requires the provision of details of proposed community consultation. Consultation on the Planning Proposal will take place in accordance with the Gateway Determination made by the Minister for Planning in accordance with Sections 56 and 57 of the Act.

It is proposed to exhibit the Planning Proposal for a period of 28 days:

- a. City of Canada Bay website;
- b. Local newspapers (Inner West Courier) that circulate in the City of Canada Bay local government area;
- c. In writing to the landowners and surrounding landowners.

Project Timeline

The following project timeline is proposed to be further detailed upon issue of Gateway Determination:

Milestone	Timeframe and/or date
Anticipated commencement date (date of Gateway determination)	Monday 24 September 2018
Completion of required technical information	Technical information has already been completed to support the Planning Proposal. An updated DSI and RAP has been prepared and is intended to be forwarded to the Department of Planning & Environment by Friday 14 th September 2018.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	To be specified in Gateway determination. Anticipated timeframe is 28 days and to run concurrently with public exhibition period.
Commencement and completion dates for public exhibition period	Pending Gateway determination.
Dates for public hearing (if required)	Unlikely to be applicable.
Timeframe for consideration of submissions	Four weeks following completion of public exhibition, including two-to-three weeks to further consult with Government and servicing authorities.
Timeframe for consideration of a proposal post exhibition	Eight weeks.
Date of submission to the Department to finalise the LEP	To be determined.
Anticipated date the Council will make the plan (if delegated)	To be determined.
Anticipated date Council will forward to the department for notification	To be determined.

Appendix 1

Detailed Site Investigation and Remedial Action Plan