

**ITEM PLANNING PROPOSAL BRIEFING REPORT -
PP2018/0001 - 176-184 GEORGE STREET, CONCORD
WEST**

Department Planning and Environment

Author Initials: KL

EXECUTIVE SUMMARY

Date of Referral	26 July 2018
Planning Proposal Number	PP2018/0001
Applicant/owner	Eloura Holdings – Alex Harb
Owner	George Concord Pty Ltd
Street Address	176-184 George Street, Concord West
Proposal	Rezone the subject site from IN1 General Industrial to R3 Medium Density Residential, increase the FSR from 1:1 to 1.9:1 and increase the maximum HOB from 12.0m to 16.0m to the northern end of the site and 22.0m over the remaining portion of the site.

REPORT

1. INTRODUCTION

1.1. Overview

Council received a Planning Proposal for 176-184 George Street, Concord West on the 23 January 2018. The land is identified as Site 5 within the Concord West Precinct Master Plan.

The Planning Proposal seeks to:

- rezone the subject site from IN1 General Industrial to R3 Medium Density Residential;
- increase the maximum building height (HOB) from 12m to 16m (northern end) and 22m (southern end); and
- increase the floor space ratio (FSR) from 1:1 to 1.9:1.

A draft Concord West Flood Study has been prepared and identifies the subject site being partly within a flood planning area. It is proposed that the site is identified on the Flood Planning Area Map which will require the consideration of Clause 6.8 of the Canada Bay Local Environmental Plan (LEP), Flood Planning for any future development application.

A Letter of Offer has been received by the applicant to deliver affordable housing to meet the requirements of the Parramatta Road Corridor Urban Transformation Strategy. A Voluntary Planning Agreement is currently being prepared.

2. THE SITE AND ITS CONTEXT

The subject site comprises fourteen lots, with a total site area of approximately 8,000m².

Lot	DP	Street Address
2	218758	176Z George St, Concord West
4	15973	176-184 George St, Concord West
5	15973	176-184 George St, Concord West
6	15973	176-184 George St, Concord West
7	15973	176-184 George St, Concord West
8	15973	176-184 George St, Concord West
9	15973	176-184 George St, Concord West
10	15973	176-184 George St, Concord West
11	15973	176-184 George St, Concord West
12	15973	176-184 George St, Concord West
1	226350	176-184 George St, Concord West
2	226350	176-184 George St, Concord West
15	15973	176-184 George St, Concord West
16	15973	176-184 George St, Concord West

The site is located on the western side of George Street and comprises a brick and metal clad warehouse building previously used by Chippendale Printing Co. and provides a number of loading docks and an at grade parking area.

In the immediate vicinity, to the north are low density dwelling houses and Victoria Ave School; to the south is a mix of dwelling houses and industrial sites. To the east across George Street is the Westpac building, which employs over 1,000 people and to the west is Powell's Creek Reserve, with playing fields for the Victoria Ave Public School.

In the broader precinct, the site is located in a virtual 'peninsula', as it is bounded to the north by Liberty Grove, to the east by Concord West train station (approximately 130m) and the main northern rail line, to the west by Homebush Bay Drive and the only entry and exit to the precinct is via

the George/Pomeroy/Beronga Street intersection. A location plan is provided below.



Figure 1: Location plan (source Six Maps NSW)

3. PROPOSED DEVELOPMENT IN DETAIL

The Planning Proposal (provided as *Attachment 1*) seeks to amend the Canada Bay Local Environmental Plan 2013 by:

- Rezoning the subject site from IN1 General Industrial to R3 Medium Density Residential;
- Increasing the maximum building height (HOB) from 12.0m to 16.0m to the northern end of the site and 22.0m over the remaining portion of the site; and
- Increasing the maximum floor space ratio (FSR) from 1:1 to 1.9:1.

The Planning Proposal is intended to facilitate redevelopment of the subject site through the demolition of the existing industrial building and the construction of three residential flat buildings.

To facilitate the proposed development, the following changes are also intended to the Canada Bay Local Environmental Plan 2013:

- Update the Flood Planning Area Map to reflect the land identified as 'Flood Planning Area' within the draft Flood Study for Concord West;

- Include the site within the Intensive Urban Development Area Map with respect to satisfying Cl.6.9 Arrangements for Designated State Public Infrastructure.

4. STRATEGIC PLANNING FRAMEWORK

4.1. The Planning Proposal is guided by the following Strategic Planning Framework:

- a) Metropolis of Three Cities- Eastern Harbour City
- b) District Plan - Eastern City District Plan
- c) Parramatta Road Corridor Urban Transformation Strategy – Homebush Precinct (PRCUTS)
- d) Concord West Precinct Master Plan (CWPMP)

The consistency of the Planning Proposal with the abovementioned documents is provided within Strategic and Site Specific Merit tests below.

5. INFORMATION ASSESSMENT

5.1. Does the proposal seek to amend a zone or planning control that is less than 5 years old?

No. The proposal seeks to amend current LEP 2013 controls and is generally consistent with the CWPMP and PRCUTS.

5.2. Strategic Merit Test

5.2.1. *Consistency with the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment.*

A Metropolis of Three Cities

A Metropolis of Three Cities sets out a vision for the city's future. The Plan identifies Canada Bay within the Eastern City Harbour region whereby the priorities are, though not limited to, accelerating housing supply, walkable access to open space and local centres and building great places to live.

The Planning Proposal is generally consistent with the goals, directions and actions of the Metropolis of Three Cities.

Eastern City District Plan

The Greater Sydney Commission's District Plan establishes the vision, priorities and actions for the planning and development of the Eastern City district of greater Sydney. The plan establishes a 40 year vision for the Eastern District to be a global sustainability leader, managing growth

while maintaining and enhancing the district's livability, productivity and attractiveness for residents and visitors.

The Planning Proposal is generally consistent with the District Plan, including Planning Priority E12, Objective 23 states that industrial and urban services land is planned, retained and managed.

Provisions for development consistency with the Parramatta Road Urban Transformation Strategy and Implementation Toolkit are made under a section 9.1 Direction. In this regard, the land subject of this Corridor Strategy is not subject to the industrial land strategies and actions of the District Plan.

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

The subject site is located within the Homebush Precinct 2016-2023 Release Area of the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS). See *Attachment 2*.

The PRCUTS has taken into consideration the work undertaken to produce the Master Plan. The development standards in the Planning and Design Guidelines for PRCUTS is generally consistent with the Master Plan.

The objectives of the PRCUTS is to:

- Facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Implementation Tool Kit.
- Provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community.
- Guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.

Planning Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy provides the mechanism to enable implementation of planning provisions identified within the PRCUTS and Implementation Toolkit.

A comparison of the existing and proposed planning provisions has been undertaken comparing provisions sought by the Planning Proposal against the draft Concord West Precinct Master Plan and Parramatta Road Corridor Urban Transformation Strategy and is shown in the table below:

	Existing LEP Controls	draft Master Plan	PRCUTS	Planning Proposal
Zone	IN1 General Industrial	R3 Medium Density Residential	R3 Medium Density Residential	R3 Medium Density Residential

FSR	1:1	1.9:1	1.9:1	1.9:1
Height	12.0m	16.0m – 22.0m	16.0m – 22.0m	16.0m – 22.0m

The Planning Proposal seeks consistent redevelopment outcomes and reflects the intended future use identified for the site in the abovementioned strategic planning document.

Affordable Housing

The Parramatta Road Corridor Urban Transformation Strategy and Parramatta Road Urban Transformation Implementation Plan requires a minimum of 5% of new housing to be provided as Affordable Housing.

Direction 7.3 in relation to the Parramatta Road Corridor Urban Transformation Strategy requires:

7.3 (4) A planning proposal that applies to land within the Parramatta Road Corridor must:

(d) be consistent with the staging and other identified thresholds for land use change identified in the Parramatta Road Corridor Implementation Plan 2016 – 2023 (November, 2016),

The Homebush Precinct Action Plan 2016 – 2023 requires:

“...a minimum of 5% of new housing is to be provided as Affordable Housing, or in line with Government policy of the day.”

The NSW Government position is reflected in the Eastern City District Plan.

Satisfactory arrangements should be required to be in place prior to the Planning Proposal being submitted to the Department of Planning and Environment for a Gateway Determination. A Voluntary Planning Agreement is currently being entered into with the Land Owner to deliver affordable housing.

Parking

The PRCUTS adopts key planning controls proposed by the Concord West Master Plan with respect to zoning, maximum building height and floor space ratio. The strategic direction for the site is consistent between the two documents.

However, planning controls do vary as they relate to car parking rates. The variation is shown in the table below.

	Maximum no. car spaces / dwelling
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	Studio	1 Bed	2 Bed	3 Bed	Visitor
Master Plan	1	1	1	1	0.5
PRCUTS	0.3	0.5	0.9	1.2	0.1

The provisions of the PRCUTS prevail over Council's Development Control Plan which has been updated to reflect this change. Therefore the PRUTS provisions will be required to be adopted by the subject Planning Proposal and will apply when a Development Application is lodged for the site.

5.3. **Concord West Precinct Master Plan**

The Concord West Precinct Master Plan (Master Plan) was prepared in 2013 and 2014. Studies were prepared to support the preparation of the Master Plan including an Urban Design study, Socio-Economic Impact Study and a Traffic, Transport, Accessibility and Parking Assessment.

The Master Plan proposed the rezoning of certain industrial sites in Concord West and recommends new development controls and public domain improvements to guide future Planning Proposals.

The Master Plan outlines the following principles:

- Green connections through sites to open spaces and public transport.
- A mix of building heights stepped back from neighbouring homes.
- Controls to ensure future buildings respond to the local area context.
- Initiatives to promote walking, cycling and public transport usage and discourage car use.
- Public domain initiatives and improvements including street trees, lighting and footpaths.
- Other matters for Council to investigate such as flooding issues and resident parking schemes.

In particular, the Master Plan seeks to ensure that the proposed built form for redevelopment sites appropriately responds to the existing context. The Master Plan incorporates clear stepping in height in response to transition from existing low density detached dwellings to the proposed medium density residential flat buildings. A copy of the Master Plan is provided as ***Attachment 3***.

Built Form Controls

Height

The height controls establish the transition in scale from low to high. There are three height categories:

- **Interface Heights** - are located in areas adjacent to or across from existing 1-2 storey detached residential.
- **Transition Heights** - providing a logical progression in scale and building bulk.
- **Internal Heights** - are located in areas within larger sites in places and in orientations that will ensure minimal impacts to existing residential.

LEGEND

Interface Heights	(2 - 4 storeys)
Transition Heights	(5 - 6 storeys)
Internal Heights	(7 - 8 storeys)

Setbacks

The setback controls help to deliver the streetscape character, establish the through site pedestrian links and illustrate building separation between sites.

LEGEND

3m Setback
4m Rail Line Setback
4m or consistent with 27 George St.
6m Setback



Figure 2: Built Form Controls extract from Master Plan

The Concord West Master Plan has informed the preparation of a draft DCP which was exhibited by Council in 2016 to support a separate proposal for a site within the Master Plan area. The draft DCP includes desired building footprints, no. of storeys, building setbacks, intended visual and pedestrian links between George Street and Powell's Creek Reserve which are shown specifically for Site 5 in the image provided below.



Figure 3: Master Plan detailed site planning, including visual & pedestrian linkages

The Planning Proposal is generally consistent with the Master Plan.

5.3.1. Consistency with a relevant local strategy that has been endorsed by the Department

The Canada Bay Local Planning Strategy

This Proposal relates to the following objectives of the Canada Bay Local Planning Strategy 2010 – 2031 (LPS):

Objective H1: Provide for a mixture of housing types over the short to medium term.

The proposal will enable the supply of apartments to meet demand for additional housing, in addition to the existing detached dwelling housing options existing within the vicinity.

Objective H2: Provision of a greater share of Low Cost and Affordable Housing.

Objective H3: Ensure an adequate supply of low cost housing in the private market.

The owners of the land are working with Council to enter into a Voluntary Planning Agreement to dedicate 5% of the uplift of the gross floor area, to Council. These apartments (approximately 4) would then be managed by a Community Housing Provider in accordance with Council's Affordable Housing Policy.

- 5.3.2. *Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognized by existing planning controls.*

The potential for urban renewal to meet the needs of the growing and changing community was recognised by Council and led to the preparation of the draft Concord West Precinct Master Plan. As previously discussed, the Master Plan helped to inform the PRCUTS.

5.4. **Site Specific Merit Test**

- 5.4.1. *The Natural Environment (including known significant environmental values, resources or hazards).*

Natural Environment

The site is not located within an area identified as having terrestrial biodiversity.

Contamination and Geotechnical issues

In accordance with the requirements of State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55), the applicant has prepared a Detailed Site Investigation, undertaken by SGA Environmental in October 2010.

Following a review of the subject report, the following is noted:

- *The detailed site investigation referred to in this document relates to commercial/industrial trigger points and remediation based on the site remaining as commercial industrial.*
- *This proposal is to rezone from commercial industrial to residential and therefore further criteria apply.*
- *Remediation strategies are outlined in the document however the conclusion relate to the property remaining as commercial*
- *The document needs to be reviewed and update to reflect the rezoning proposal of changing to residential*

It is recommended that an amended detailed Environmental Site Investigation be provided as follows:

- *An updated Detailed Environmental Site Investigation (DESI) is to be provided by a suitably qualified and competent environmental consultant and submitted to Council for further review in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites, Contaminated land Management Act 1997 and SEPP 55 Remediation of Land” confirming that the site is suitable (or will be suitable, after remediation) for the proposed use.*

- *Where the DESI states that the site requires remediation, a Remediation Action Plan (RAP) is to be prepared by a suitably qualified and competent environmental consultant in accordance with the NSW Government Office of Environment and Heritage, Guidelines for Consultants Reporting on Contaminated Sites and the Contaminated Land Management Act 1997 and submitted to Council for approval.*
- *Where a site is subject to significant contamination or past contaminating activities, then the DESI and any subsequent Remediation Action Plan is generally required by Council to be peer reviewed by a Site Auditor. In such cases we would also add the following.*
- *Where the DESI concludes that the site is suitable for the proposed use, a peer review is to be conducted by a NSW EPA Accredited Site Auditor and a Section A Site Audit Statement submitted to Council certifying that the site is suitable for the proposed use*
- *Where the DESI concludes that the site can be made suitable however there are high risk elements (Tanks/Groundwater contamination) then the DESI and RAP must be peer reviewed by a NSW EPA Accredited Site Auditor and include a section B Site Audit Statement certifying that the RAP is practical and the site will be suitable after remediation for the proposed use.*

An updated DESI will be required to be provided to meet the abovementioned requirements and be provided prior to the commencement of any public exhibition, should the Planning Proposal receive Gateway Determination.

Acid Sulphate Soils

The following is recommended based on the findings and recommendations outlined in the submitted Acid Sulphate Soil Assessment, prepared by TPG Town Planning and Design dated 11th January 2018 Report Number 217.090 with regards to the planning proposal at 176-184 George Street, Concord West that advises:

- *The detection of Actual Acid Sulphate Soils and the risk of potential acid sulphate soils indicate that an Acid Sulphate Soils Management Plan will be required to be produced for the Site. This plan will account for the management and monitoring of impacts on site during both the construction and operation phase of the proposed development.*

Based on the above, an Acid Sulphate Soils Management Plan is to be prepared and submitted to Council as part of any development on the site.

Heritage

The site does not contain a heritage item and is not located within a heritage conservation area.

The Concord West Railway Station, located to the south of the site, and Concord West Railway Station Park, on the eastern side of the station, are both listed in the Canada Bay LEP 2013 as heritage items. Canada Bay LEP 2013 Amendment 15 proposes the removal of the Railway Station as a heritage item. This Amendment is currently being reviewed by Parliamentary Counsel. The proposal is unlikely to impact upon the significance of Railway Station Park.

Powell's Creek Reserve, located directly to the west of the subject site is identified as a Landscape Heritage Item (Item 467) under the Canada Bay Local Environmental Plan 2013.

Demolition of the existing industrial building and redevelopment of the site is considered to improve the built form outcome on the site with respect to its visual impact on the landscape qualities of Powell's Creek Reserve.

There are no conservation areas within the vicinity.

5.4.2. The existing uses, approved uses and likely future uses of land in the vicinity of the proposal

The site is currently zoned IN1 General Industrial and is identified within the Master Plan with 6 other sites for rezoning and redevelopment for medium density residential use.

The proposed R3 Medium Density Residential zone is consistent with the intent of the Master Plan and the subsequent affirmation of the proposed controls identified within the Master Plan within the PRCUTS.

5.4.3. The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision

Affordable housing

Building on a Metropolis of Three Cities, the Eastern City District Plan states that Planning Proposals for urban renewal areas should include Affordable Rental Housing Targets in the form of inclusionary zoning.

As noted previously, Council is currently preparing a Planning Agreement with the Applicant to achieve 5% affordable housing of the gross floor area uplift for the proposed development.

Services

Sufficient utility services are available in the locality to service future development on the site. Public consultation is proposed to be undertaken with relevant service providers seeking feedback with respect to the Planning Proposal.

Traffic

To inform the Concord West Master Plan, a Traffic, Transport, Accessibility and Parking Report (Traffic Report) was prepared. The peninsula location of the study area was considered and in particular the single entry into and out of the precinct was identified as a key constraint.

The Traffic, Transport, Accessibility and Parking Report identified that with some infrastructure improvements, an additional 785 dwellings could be facilitated through the proposed redevelopment identified, including 157 dwellings for the subject site.

Noting, the adopted lower car parking rate identified in Table 1 provided above, 157 dwellings under the PRCUTS will deliver less car parking spaces than anticipated by the Master Plan.

With respect to identified infrastructure improvements, the Traffic Report identified that the George/Pomeroy/Beronga Street intersection would need to be upgraded through the construction of a southbound left turn slip lane, and the lengthening of “no parking” restrictions on the northbound approach.

Construction of the southbound slip lane was also a recommendation of a Traffic, Pedestrian and Parking Impact Assessment Report prepared for the Victoria Avenue Community Precinct, and a condition of development consent was imposed requiring the constructing of the intersection upgrade when the JRPP approved a new school at 64-66 Victoria Avenue in August 2013.

The upgrade of the intersection has not occurred as planned. As such, Council initially resolved not to proceed with Planning Proposals in the Concord West precinct until there was certainty around the delivery of the upgrade and the ability of the intersection to manage the increased traffic volumes expected as a result of the redevelopment of the rezoned land.

Following the deferral of a separate Planning Proposal at 25 George Street, North Strathfield, also on the grounds of insufficient infrastructure being available (particularly in relation to the George, Beronga & Pomeroy Street intersection), a Rezoning Review was sought by the applicant of the 25 George Street application and the outcome of the Rezoning Review

supported the progression of the Planning Proposal to Gateway Determination.

Having considered the above, at the meeting of 5 May 2017, Council considered it appropriate to allow the Planning Proposal for 3 King Street, Concord West and following, each subsequent Planning Proposal located within the Concord West Masterplan Precinct, to progress to a Gateway Determination.

Council officers are currently liaising with Roads and Maritime Services and the Department of Education and Communities in relation to delivery of the proposed intersection upgrades. Traffic implications in terms of the impact on the precinct and in particular issues with delivery of the George Street/Pomeroy Street intersection upgrade are part of ongoing discussions with Roads and Maritime Services and the Department of Education and Communities.

Infrastructure

To facilitate the additional 785 dwellings proposed by the draft Master Plan, as well as the traffic generated by the Victoria Avenue Community Precinct, the draft Traffic Report notes that the George Street/Pomeroy Street intersection will need to be upgraded through the construction of a southbound left turn slip lane, and the lengthening of “no parking” restrictions on the northbound approach.

Construction of the southbound slip lane was a recommendation of a Traffic, Pedestrian and Parking Impact Assessment Report prepared for the Victoria Avenue Community Precinct and imposed as a condition of development consent for the site. Council officers are currently liaising with Roads and Maritime Services and the Department of Education and Communities in relation to delivery of the proposed intersection upgrades.

A variety of other DCP controls and mechanisms are proposed to address traffic and access in the Concord West Precinct given the site’s access to a train station including:

- Maximum resident car parking and minimum bicycle parking rates being imposed on future residential development.
- No access for new owners to any existing residential parking scheme.
- The provision of car sharing services.
- Improvements to the amenity of existing, and provision of new, pedestrian and cycling environments.

Development contributions from the redevelopment of the subject site will contribute towards the improvement of the existing amenity and public domain areas.

In addition, the Planning Proposal is required to be consistent with reduced car parking measures and bicycle parking requirements outlined within the PRCUTS and now the Canada Bay Development Control Plan which has since been amended to reflect the PRCUTS.

Public Domain Improvements and Development Contributions

Complete Urban has prepared a draft Concept Plan and cost estimates for public domain improvements (excluding flood mitigation works) identified in the draft Concord West Precinct Master Plan, including streetscape and road and path upgrades. The public domain improvements are estimated to cost in the order of \$2,200,000. The cost of these public domain improvements will be funded by development contributions collected from the redevelopment of the existing industrial sites.

In addition, a detailed design and estimated costing will be undertaken to determine costs associated with works in the public domain with respect to flood mitigation for the George Street Sag (see details below). The proposed work will facilitate safer access on George Street for the Master Plan precinct, improving flood access in particular for sites to the north of the precinct, which rely on the single road in and out.

Once finalised, the detailed design and cost estimates will be used to inform an amendment of the works schedule in the Canada Bay Section 7.11 Development Contributions Plan. This will allow for the spending of development contributions on the public domain improvements.

The development contributions plan will need to be amended and the draft Contributions Plan exhibited and approved by Council in accordance with process set out in the Environmental Planning and Assessment Regulation (2000). The amendment can be exhibited in conjunction with or post-exhibition of the Planning Proposal.

Flood Planning

The Planning Proposal is required to be consistent with Ministerial Directions under Section 9.1 of the Environmental Planning & Assessment Act 1979. In particular, *Ministerial Direction 4.3 Flood Prone Land* requires the development of flood prone land to be consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.

Flood Planning – Impacts on Site 5

The draft Concord West Flood Study prepared by Jacob Group (Aust.) Pty Ltd in consultation with Council for the precinct, identifies the subject site (Site 5) as being within a Flood Planning Area and impacted by the 'George Street Sag', which is located at the northern end of the site, where George Street forms an 'S' bend opposite to 1 King Street.

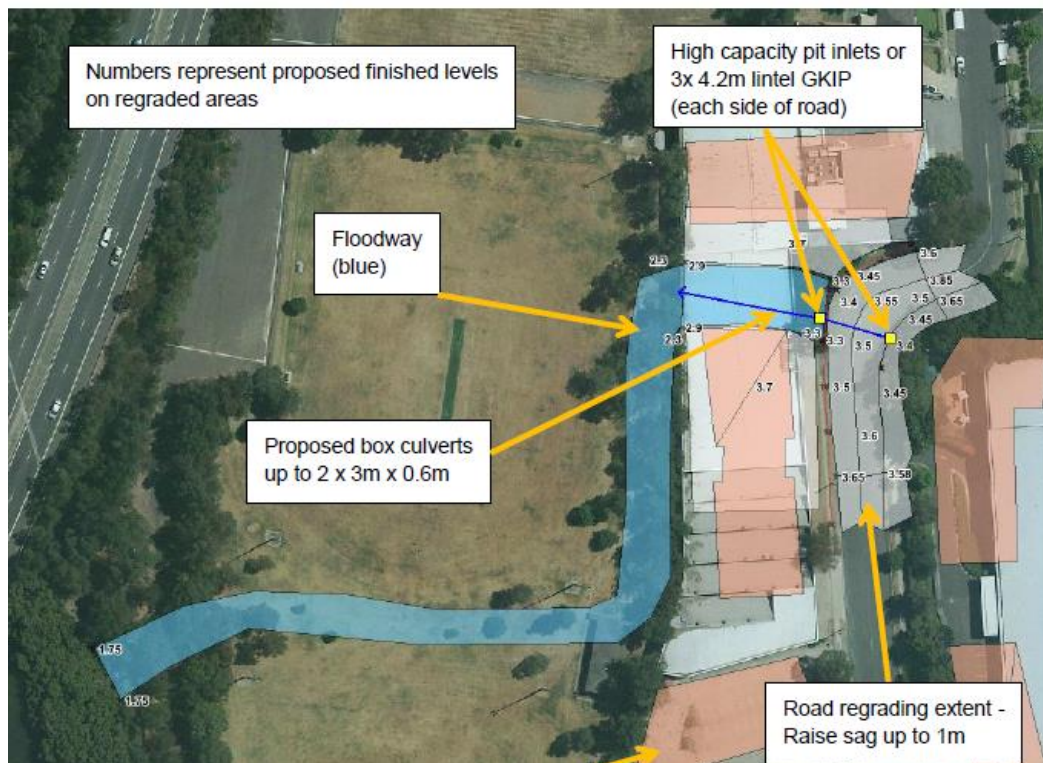


Figure 4: George Street Sag Point Flood Mitigation Concept

A mitigation strategy has been prepared for the George Street sag point, which reduces depths of flooding in the gutter from over 0.5m in the baseline case to 0.15m in the concept design case, for the 1% AEP event. Analysis of the flow conditions indicates that the sag point is safe for vehicle traffic in up to the 1% AEP flood and the sag point would be subject to up to 0.7m depth of flooding in the PMF event. The new bypass floodway would discharge into Powell's Creek. Stakeholders, who may include NSW Office of Environment and Heritage (OEH) and Sydney Water, should be consulted, and approval may be required prior to construction of the proposed bypass floodway.

The mitigation strategy does impact upon public land including George Street and the Powell's Creek Reserve to the west of Site 5 as a result of the proposed floodway from George Street, through Site 5 and to Powell's Creek.

To date, Council has worked with the applicant and land owner to facilitate a concept design that proposes an appropriate mitigation outcome. This concept design has been independently tested by Jacobs Group to ensure it contemplates the best solution for the site and in particular, the surrounding public domain. An agreed approach has been achieved at concept design level.

In this regard, should the Planning Proposal be supported at Gateway, the following steps should be undertaken:

- Council prepare a detailed design for the proposed mitigation works;
- That the proposed discharge outlet to Powell's creek be detailed and submitted to Department of Lands/NSW's Office of Water and Fisheries for their approval and acceptance during detailed design stage;
- Council undertake consultation with Sydney Water, Office of Environmental Heritage as well as the Department of Education and Communities (with respect to changes or works required to the school oval).

Flood Planning – Changes to the Canada Bay LEP

The draft Concord West Flood Study has been publicly exhibited. Further work is now being undertaken by the Department of Planning & Environment to progress the next stages required by the NSW Floodplain Development Manual 2005, including preparation of the Floodplain Risk Management Study and Implementation Plan.

The Concord West Flood Study identifies a number of sites as being within the Flood Planning Area (*LEP Flood Planning Area Map, provided as Attachment 8*). Part 10.2.3 Planning Controls within the Flood Study recommended that Council amend its LEP to apply the model local provisions clause (Flood Planning) to all lands located within the flood planning area defined in the study, including the following freeboards above the 1% AEP flood levels:

- 0.5m for areas impacted by flooding in Powell's Creek;
- 0.3m for areas impacted by overland flooding.

In accordance with the findings and conclusions of the draft Concord West Flood Study, it is recommended that draft Flood Planning Area Map be included in an addendum to the Planning Proposal to cover all sites within the Flood Planning Area as recommended above and be submitted to the Department of Planning and Environment for a Gateway Determination.

The Planning Proposal is consistent with the findings and recommendations of the draft Concord West Precinct Flood Study. Should the Planning Proposal be progressed, work with respect to flood planning will continue in parallel with further that being undertaken in conjunction with the Department of Planning and Environment, including the preparation of the Floodplain Risk Management Study and following the Floodplain Implementation Plan.

Following the recommendations of the Concord West Flood Study the draft DCP controls may also need to address potential flood mitigation including flood planning level requirements and outcomes of the detailed design for the George Street Sag area.

5.5. Development Control Plan (DCP)

An amendment is intended to be made to the Special Precincts Development Control Plan (draft DCP) to incorporate the subject site. The DCP controls have been prepared and have been included within the Special Precincts DCP as it relates to other sites within the Master Plan precinct. The DCP addresses site specific matters including, but not limited to, the number of storeys of development, upper level setbacks, interfaces between buildings and the public realm, pedestrian connections, vehicular access and parking rates. A copy of the draft Special Precincts DCP is provided as *Attachment 4*.

Following the recommendations of the Concord West Flood Study the draft DCP controls may also need to address potential flood mitigation including flood planning level requirements and outcomes of the detailed design for the George Street Sag area.

The DCP amendment will need to be exhibited and approved by Council in accordance with the process set out in the Environmental Planning and Assessment Regulation (2000). It is intended that the draft DCP is exhibited in conjunction with the Planning Proposal.

6. PUBLIC SUBMISSIONS

The Planning Proposal is proposed to be exhibited in accordance with any Gateway Determination should proceed.

7. CONSULTATION

The results of the community consultation are yet to be determined.

RECOMMENDATION

THAT the IHAP provide advice on the merits of this Planning Proposal

Attachments:

1. Planning Proposal – 176-184 George Street, Concord West
2. Parramatta Road Urban Transformation Strategy – Homebush Precinct
3. Concord West Precinct Master Plan
4. Special Precincts Development Control Plan – Concord West
5. Draft LEP Maps (Land Use Zone, Maximum Floor Space Ratio, Maximum Height of Building, Flood Planning Area, Intensive Urban Development Area)
6. Council Report & Minutes (20 March 2018)
7. Flood Planning Area Map (Concord West Flood Study)

(Attachments to be provided under separate cover)

