

**ITEM 176-184 GEORGE STREET CONCORD WEST NSW 2138
- (PP2018/0001)**

Department Planning and Environment

Author Initials: KL

EXECUTIVE SUMMARY

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 from 12m to 16m (northern end) and 22m (southern end), and increase the floor space ratio (FSR) from 1:1 to 1.9:1.

The Planning Proposal intends to facilitate redevelopment of the subject site through the demolition of the existing industrial building and construction of residential flat buildings. The Planning Proposal and intended development outcome is in accordance with the Concord West Precinct Master Plan.

A draft Concord West Flood Study has been prepared and identifies that the subject site is partly within a flood planning area and recommends that flood planning controls apply to the site through Council's Local Environmental Plan (LEP) and Development Control Plan (DCP).

An overland flow path is also identified that runs across the site (east-west) in an area known as the 'George Street Sag' impacting on the site as well as George Street and Powell's Creek Reserve (publically owned land). In this regard, a Flood Assessment has been prepared by the applicant in consultation with Council to provide an appropriate design response. An agreed approach has been achieved at concept design level.

The Planning Proposal does not deliver affordable housing in accordance with the requirements of the *Parramatta Road Corridor Urban Transformation Strategy* or the *draft Central District Plan*. This report recommends the Planning Proposal be endorsed and forwarded to the Department of Planning and Environment for a Gateway Determination, subject to appropriate arrangements being place to deliver affordable housing.

STRATEGIC CONNECTION

This report supports the following FuturesPlan20 Outcome areas:

- *We will encourage and support the provision of a diverse range of housing stock which responds to changing needs.*

This report also relates to the Canada Bay Local Planning Strategy 2010 – 2031 (LPS), Part 3 – Housing.

REPORT

Subject Site

The subject site comprises multiple lots, is approximately 8,072m² in size and contains a warehouse building which covers the main component of the subject site with an at grade open car park adjoining the southern boundary. The site has two access points from George Street at both the northern and southern ends of the site.

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), to the west by Homebush Bay Drive and the only entry and exit to the precinct is via the George/Pomeroy/Beronga Street intersection.

Figure 1: Subject site



Concord West Precinct

Background – Strategic Context

The Concord West Precinct was identified for investigation and potential rezoning within the Canada Bay Local Planning Strategy.

Council received submissions from two landowners within the Precinct, requesting the rezoning of industrial sites to medium density residential during preparation of the 2013 LEP for Canada Bay.

Council resolved to apply a residential zoning to these sites under the Canada Bay LEP, however, the then Department of Planning and Infrastructure (DPI) raised concerns relating to the consistency of this proposal with broader strategic planning and the retention of employment land. The DPI advised that a proper strategic review to underpin the future planning controls for these sites would be required.

On the 17th of July 2012, Council resolved the following:

1. *THAT the industrial land on George Street remain zoned IN1 General Industrial under the draft Canada Bay LEP.*
2. *THAT Council undertake a socio-economic impact study, a traffic and parking analysis and urban design testing for the land zoned IN1 General Industrial in Concord West and seek to complete the studies within 12 months.*
3. *THAT landowners be advised of Council's approach on this matter.*
4. *THAT Council seek to complete the recommended studies within twelve months subject to funding.*
5. *THAT the industrial land owners be approached to fund the independent studies administered by Council.*

Socio-Economic Study

Accordingly, Hill PDA was engaged to prepare a Socio-Economic Impact Study, which recommended rezoning several sites from industrial to medium density residential.

In considering the recommendations of the Socio-Economic Study, on the 6th of August 2013, Council resolved:

1. *THAT Council endorse the future rezoning of the following properties from IN1 General Industrial to R3 Medium Density Residential:*
 - *7 Concord Avenue, Concord West;*
 - *202-210 George Street, Concord West;*
 - *172-184 George Street, Concord West; and*
 - *2-10 Rothwell Avenue; Concord West*

2. *THAT Council endorse the future rezoning of 1 King Street, Concord West from IN1 General Industrial to B7 Business Park.*
3. *THAT Council review the rezoning of 25 George Street, Concord West in conjunction with the owners of 25 George Street.*
4. *THAT the planning for the precinct occurs on the assumption that new development will prioritise pedestrians, bicycles and the use of public transport and it be noted that the Urban Design and Traffic studies are to include principles and opportunities that seek to minimise traffic and rates of private car parking.*
5. *THAT Council proceed to administer independent studies to address urban design and traffic arising from the potential rezoning of the above sites subject to funding provided by all the property owners.*
6. *THAT a scoping brief for the Urban Design and Traffic Studies be prepared, for discussion at a future Councillor Workshop, prior to the engagement of consultants to undertake these studies.*

Concord West Precinct Master Plan (Master Plan)

Consultants JBA and GTA were engaged to prepare the draft Concord West Precinct Master Plan and a Traffic, Transport, Accessibility and Parking Report.

The Master Plan seeks to establish new planning controls to guide future development of sites currently zoned and utilised for industrial purposes within the identified study area.

Figure 2: Master Plan Study Area

currently 2-3 storeys in height. Some sites are vacant or under utilised.

The sites are being considered by Council for rezoning from IN1 - General Industrial to R3 - Medium Density Residential with the exception of Site 4 (Westpac) to be rezoned to B7 - Business Park, recommendations based on the outcome of the Socio Economic Impact Study undertaken by Hill PDA in June 2013.

Site 5 176 - 184 George Street



Site 6 2 - 10 Rothwell Avenue



Site 7 25 George Street



Engagement with the local community and stakeholders was given high priority in this project, ensuring all parties had the opportunity to be informed and involved in the preparation of the study. Engagement commenced in November 2013 and continued until April 2014 and included an extensive range of consultation.

As a result of the engagement work, the Master Plan incorporates the following key outcomes:

- 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.

In particular, the Master Plan seeks to ensure that the proposed built form for redevelopment sites appropriately responds to existing low density residential development. 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 1*.

Figure 3: Built form controls extract from Master Plan

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



On the 3rd of June 2014, Council considered reports in relation to the draft Master Plan and Traffic and was advised of the need to prepare a flood study for the precinct. The flood study would determine appropriate infrastructure and planning controls required to be implemented as part of any future development and address a number of resident concerns relating to flooding. Council resolved:

1. *THAT the draft Concord West Urban Design and Traffic Study be received for information.*
2. *THAT Council agree to facilitate the preparation of a flood study for the Concord West Master Plan study area, where the costs of the study are funded by the stakeholders within the precinct.*
3. *THAT a further report be provided to Council following the completion of the Flood Study, recommending next steps to be taken.*

Flood Study

In accordance with Council's resolution, Jacobs group (Australia) Pty Ltd was engaged to prepare the Concord West Precinct Master Plan Flood Study.

Prior to receiving the draft Flood Study, the intent was for Council to prepare one Planning Proposal, seeking to amend the LEP for all of the identified redevelopment sites in the Concord West Precinct. However, the Flood Study identified that some of the redevelopment sites in the draft Master Plan are significantly constrained by potential flooding, whereas other sites are less constrained, and some not constrained at all. The Flood Study recommended that additional investigations and detailed flood mitigation design work needed to be undertaken in relation to certain redevelopment sites. On this basis, the progression of one planning proposal for all redevelopment sites was not practicable or timely. Therefore, Planning Proposals for this precinct are being lodged on a site by site basis.

On the 1st of September 2015, Council considered a report in relation to the draft Concord West Flood Study and resolved as follows:

1. *THAT the Draft Flood Study be adopted for the purposes of public exhibition.*
2. *THAT the Draft Concord West Flood Study be placed on public exhibition for a period of 6 weeks, with an invitation for public comment.*
3. *THAT a communications strategy be put in place to advise residents and owners in the Concord West Masterplan Precinct of the existence and implications of the Draft Concord West Flood Study.*
4. *THAT on completion of the exhibition period, public submissions be considered, the Draft Concord West Flood Study be amended accordingly and a report be brought back to Council with a view to adoption of the Concord West Flood Study.*

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.

Description of Planning Proposal

The subject Planning Proposal seeks to rezone the subject site from IN1 General Industrial to R3 Medium Density Residential, increase the maximum building height from 12m to 16m (northern end) and 22m (southern end), and increase the floor space ratio (FSR) from 1:1 to 1.9:1. Draft Local Environmental Plan (LEP)

maps have been prepared to reflect the proposed changes to the instrument and are provided as ***Attachment 2***.

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

The Planning Proposal and intended development outcome is in accordance with the Concord West Precinct Master Plan, prepared specifically to enable a coordinated development outcome for industrial sites within the outlined study area. A copy of the Planning Proposal submitted by the applicant is provided as ***Attachment 3***.

Matters for Consideration

Parramatta Road Corridor Urban Transformation Strategy

In November 2016, the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS), prepared by Urban Growth was formalised.

The Concord West Precinct Master Plan study area was incorporated into this strategy and identified within the Homebush Precinct. The PRCUTS adopts key planning controls proposed by the Concord West Master Plan with respect to zoning, maximum building height and floor space ratio and 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				
	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, therefore the PRUTS provisions must be adopted by the subject Planning Proposal and more specifically, any development application lodged should the Planning Proposal be made. This is further considered under Traffic.

Affordable housing

Building on a Plan for Growing Sydney, the draft Central District Plan states that Planning Proposals for urban renewal areas should include Affordable Rental Housing Targets in the form of inclusionary zoning.

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 draft Central District Plan. This Plan requires between 5 and 10% affordable housing to be provided in the form of inclusionary zoning.

It is recommended that Council require arrangements to be in place to dedicate a minimum of 5% of the gross floor area of future development on the site as Affordable Housing. 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.

Development Control Plan (DCP)

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.

Figure 3: Details proposed within DCP, including visual & pedestrian linkages



An amendment will be made to the Special Precincts Development Control Plan (draft DCP) to facilitate and control the nature and scale of development envisaged for the subject site by the Master Plan. The DCP controls have been prepared to address 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. 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 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.

It is recommended that an amendment to the Special Precincts DCP be prepared for the subject site and exhibited in conjunction with the Planning Proposal.

Traffic

To inform the Concord West Master Plan, a Traffic, Transport, Accessibility and Parking Report was prepared. The peninsula location of the study area was considered and in particular the single entry into an 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.

Given 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.

In this regard, the Planning Proposal as it relates to traffic generation is considered acceptable.

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. The Planning Proposal is also required to be consistent with reduced car parking measures and bicycle parking requirements outlined within the PRCUTS.

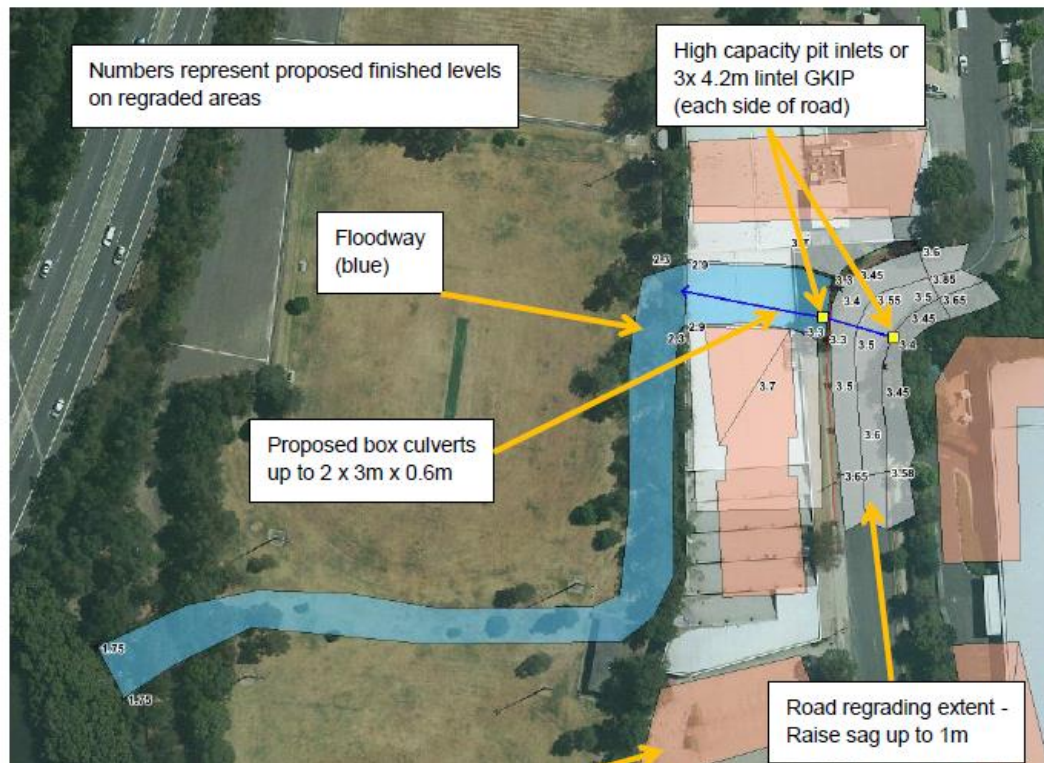
Flood Planning

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. It is recommended as the best approach.

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 & DCP

The Concord West Flood Study identifies a number of sites as being within the Flood Planning Area (*Provided as Attachment 4*). 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.
- A new DCP be prepared to address the flood risk for the Concord West Precinct identified in this study.

In relation to this recommendation, a Planning Proposal for 2, 2A and 4 Rothwell Avenue is currently with the Department of Planning & Environment awaiting gazettal. The DCP includes planning controls to address the flood risk in Concord West and has previously been endorsed by Council.

In accordance with the findings and conclusions of the draft Concord West Flood Study, it is recommended that draft LEP flood planning controls (based on the Department of Planning and Environment's model local provisions for flood planning) and a draft flood planning area map be included in an addendum to the Planning Proposal and be submitted to the Department of Planning and Environment for a Gateway Determination. The Flood Planning Area Map, proposed LEP controls and LEP map are included as ***Attachments 4 and 5***.

The Planning Proposal is consistent with the findings and recommendations of the draft Concord West Precinct Flood Study, and on this basis, it is considered appropriate that the Planning Proposal be progressed in parallel with further work

being undertaken within the precinct, including the preparation of the Floodplain Risk Management Study and following the Floodplain Implementation Plan.

It is recommended that:

- *Council commence the preparation of detailed design for flood mitigation at the 'George Street Sag', including improvements to both George Street and Powell's Creek Reserve*
- *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*
- *That Council commence the preparation of detailed design for the proposed 'George Street Sag' public domain improvements;*
- *Council update their Section 7.11 Contributions Plan to incorporate infrastructure work required in the public domain and enable future development within the precinct to progress*

Site Investigations

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.

- *A updated Detailed Environmental Site Investigation (DESI) is to be provided by a suitably qualified and competent environmental consultant and submitted to the Council Officer 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 the Council Officer for approval.

Note: Where a site is subject to significant contamination or past contaminating activities then we generally require the DESI and any subsequent Remediation Action Plan to be peer reviewed by a Site Auditor. In such cases we would also add the following.

Note: 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 the Council Officer 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

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.

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. It is considered that the cost of these public domain improvements could reasonably 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. 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.

It is recommended that an amendment to the works schedule of the Canada Bay Section 7.11 Development Contributions Plan be prepared and publicly exhibited.

Additional Information

As identified above, it is recommended that an addendum to the applicant's Planning Proposal be prepared and submitted to the Department of Planning and Environment to further inform the Gateway Determination process.

It is recommended that the following be provided as part of the addendum:

- The Socio-Economic Study prepared by Hill PDA.
- The draft Concord West Precinct Master Plan prepared by JBA.
- The draft Concord West Precinct Flood Study prepared by Jacobs.
- Information on proposed community consultation (a 28 day consultation period and a standard consultation process is proposed).
- Amended Detailed Site Investigation that confirms the site can be made suitable for the proposed use.
- A project timeline.

Conclusion

The Planning Proposal is seeking to amend the Canada Bay LEP 2013 to facilitate the redevelopment of an existing industrial site for residential flat buildings. The Planning Proposal and intended development outcome is consistent with the draft

Concord West Precinct Master Plan and Parramatta Road Corridor Urban Transformation Strategy.

It is recommended that the Planning Proposal be submitted to the Department of Planning and Environment for a Gateway Determination subject to satisfactory arrangements being in place to deliver affordable housing.

FINANCIAL IMPACT

The Planning Proposal application fee has been paid by the applicant.

That funding be allocated from the Section 7.11 for the preparation of the detailed design of the 'George Street Sag'.

RECOMMENDATION

PART A

1. THAT the Planning Proposal 176-184 George Street, Concord West, prepared by TPG Town Planning and Urban Design for George Concord Pty Ltd, be submitted to the Department of Planning and Environment for a Gateway Determination (subject to the requirements outlined in Part B) with an addendum including:
 - (a) draft LEP flood planning controls,
 - (b) a draft flood planning area map,
 - (c) an amended detailed site investigation,
 - (d) a copy of the Concord West Socio-Economic Study,
 - (e) a copy of the draft Concord West Precinct Master Plan,
 - (f) a copy of the draft Concord West Precinct Flood Study,
 - (g) information on proposed community consultation, and
 - (h) a project timeline.
2. THAT Council request delegation from the Department of Planning and Environment to manage the plan making process.
3. THAT authority be delegated to the General Manager to make any minor modifications to the Planning Proposal following receipt of a Gateway Determination.
4. THAT the Planning Proposal be approved for public authority consultation and public exhibition following receipt of a Gateway Determination.
5. THAT Council note that should the Planning Proposal proceed to exhibition, that following consideration of any submissions, the Planning Proposal will be reported back to Council.

6. THAT an amendment to the Special Precincts Development Control Plan be prepared for the subject site in accordance with the provisions of the draft Concord West Precinct Master Plan, and be placed on public exhibition.
7. THAT a draft Canada Bay Section 7.11 Development Contributions Plan be prepared to incorporate infrastructure works for the Concord West public domain and required floodplain mitigation works to enable future development having regard to the Planning Proposal timeline.
8. THAT the draft Canada Bay Section 7.11 Development Contributions Plan be publicly exhibited with the Planning Proposal.
9. THAT a detailed design be prepared for flood mitigation at the 'George Street Sag', including improvements to both George Street and Powell's Creek Reserve.
10. 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.

PART B

11. THAT prior to the Planning Proposal proceeding to the Department of Planning and Environment for a Gateway Determination, arrangements are to be in place to dedicate a minimum of 5% of the uplift in Gross Floor Area to Council as affordable housing.

Attachments:

1. Concord West Precinct Master Plan
2. Planning Proposal – 176-184 George Street, Concord West
3. Draft LEP Maps (LZN, HOB, FSR, FLD, IUD)
4. Draft Flood Planning Area map (Extract from the Concord West Precinct Flood Study)

(Attachments are provided under separate cover.)

