

Chris Browne - FW: Clarendon planning proposal - further information required

From: Karu Wijayasinghe <Karu.Wijayasinghe@hawkesbury.nsw.gov.au>
To: 'Chris Browne' <Chris.Browne@planning.nsw.gov.au>
Date: 11/12/2013 10:24 AM
Subject: FW: Clarendon planning proposal - further information required

Hi Chris,

As advised, herewith I forward the required additional information received from the applicant (please see the applicant's email below).

Please also let me know the current status of the Vineyard Planning Proposal.

Regards

Karu Wijayasinghe
SENIOR STRATEGIC LAND USE PLANNER
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kwijayasinghe@hawkesbury.nsw.gov.au

From: Danielle Pinkerton [mailto:dpinkerton@urbis.com.au]
Sent: Friday, 8 November 2013 10:59 AM
To: Karu Wijayasinghe
Cc: Tony Pratt
Subject: RE: Clarendon planning proposal - further information required

Dear Karu,

Thankyou for the email below.

We have reviewed these matters in consultation with the relevant technical experts and provide the following responses to these matters for consideration by the Department:

1. Height and Lot Size controls

- No height or minimum lot size is proposed for the site.
- Height will ultimately be dictated by the flight paths of the RAAF base and market interest. However the proponent does not object to a height control of 15 metres or greater being imposed.
- No minimum lot size is considered relevant to the site, as is generally the case for business parks and light industrial areas.

2. **Project Timeline** – The assessment timeframes seem to provide Council with 2 months to consider the submissions received through public consultation. Given the time which Council have already had to assess the proposal, we request this timeframe be revised from 8 weeks to 4 weeks, to ensure there are no unnecessary delays in the project.

3. Section 117 Directions

- Heritage – the proponent does not object to a Gateway Determination condition requiring consultation with OEH post-gateway.
- Flood Prone Land – the wording contained in the planning proposal was expressly requested by Council. The proponent does not object to Council providing a redrafted assessment to this issue in their response to Department. However we suggest this this response is redrafted as follows:

The part of the site below 17.4 AHD is identified as flood prone land (this figure is derived from Councils adopted Hawkesbury Floodplain Risk Management Study and Plan). However, the Hawkesbury Floodplain Risk Management Strategy and Plan divides flood prone land up into five flood risk categories, ie. Extreme, High, Medium, Low and Very Low and suggests that commercial and industrial development is suitable in all but the Extreme Flood Risk area.

The Extreme Flood Risk area is defined as all land below the 1 in 20 year flood event level, which for the subject site is 13.8 AHD.

While the site varies in height from 11.0 AHD to 18.0 AHD, the proposed B7 Business Park zone boundary will follow the 1 in 20 year flood event (Extreme Flood Risk), and accordingly will only support development on the site consistent with the Hawkesbury Floodplain Risk Management Strategy and Plan.

It is anticipated that due to the flood affectation of the land the planning proposal will be referred to the Office of Environment and Heritage and the State Emergency Service for consideration.

4. Employment Forecasts – the following response has been provided by Urbis Property Economics division who prepared the Economic Impact Assessment and Demand Analysis which form part of the Planning Proposal documentation.

To assess potential employment for the 10,000 sq. of office floorspace proposed, we have had regard to typical benchmarks for office worker densities in non-CBD locations. A workspace ratio of between 18-20 workers per sq.m is considered appropriate on this basis.

This equates to a potential employment level of 500 – 550 workers for the business park component of the development.

We request that this information be incorporated into Council's response to the Department. Please advise if anything further is require from the Proponent to respond to these or other issues raised by the Department.

Regards

Danielle

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From: Karu Wijayasinghe [<mailto:Karu.Wijayasinghe@hawkesbury.nsw.gov.au>]
Sent: Wednesday, 30 October 2013 3:32 PM
To: Danielle Pinkerton
Subject: FW: Clarendon planning proposal - further information required

Hi Danielle,

The Department recently advised Council to provide additional information on the Clarendon Business Park planning proposal. The following additional information will need to be provided to the Department (see the Department's email below):

1. Draft Height of Building Map and draft Lot Size Map

Please suggest a suitable building height and minimum lot size for the land. I will organise these two draft maps once you advised Council the proposed building height and minimum lot size. The following information is provided as a guide in relation to building heights and minimum lot sizes in different business and industrial zones within Hawkesbury LGA and the existing business zones surrounding LGAs such as The Hills Shire and Blacktown:

Zone	Maximum Building Height	Minimum Lot Size
B1 Neighbourhood Centre	10M / 12M	No minimum lot size specified (uncoloured)
B2 Local Centre	10M / 12M	No minimum lot size specified (uncoloured)
B5 Business Development	No maximum height specified (uncoloured)	No minimum lot size specified (uncoloured)
B6 Enterprise Corridor	No maximum height specified (uncoloured)	No minimum lot size specified (uncoloured)
IN1 General Industrial	No maximum height specified (uncoloured)	No minimum lot size specified (uncoloured)
IN2 Light Industrial	No maximum height specified (uncoloured)	No minimum lot size specified (uncoloured)

The Hills Shire Council's LEP (HLEP 2012) and Blacktown Council's draft LEP (draft BLEP 2013) specify maximum building heights and minimum lot sizes for Business Parks as follows:

Council	Maximum Building Height	Minimum Lot Size
The Hills Shire – Norwest Business Park area	108/116 (height shown on map in RL (M))	8000
Blacktown – Arndell Business Park area	32M	No minimum lot size specified (uncoloured)

2. Project timeline:

The following tentative timeline will be proposed for the Department's consideration:

Project Phase	Indicative Timeline
1. Anticipated commencement date	Date of Gateway Determination received by Council – to be advised by the DP & I
2. Completion of technical information prior to government agency consultation	02 weeks after the receipt of Gateway Determination
3. Government agency consultation	08 weeks (03 weeks minimum consultation period and additional 05 weeks for any agency requests for additional time or information)
4. Preparation of written advice to the adjoining/ affected property owners, public notice in a local newspaper, and exhibition material	03 weeks
5. Public consultation period	04 weeks subject to Gateway Determination
6. Consideration of submissions and a report on the matter to Council	08 weeks
7. Advice to the Department, the applicant and submission authors of Council's resolution	02 weeks
8. Request to PC to prepare a draft LEP under Section 59(1) of the Act with a copy of the request to DP & I	02 weeks
9. Finalisation of the content of the draft LEP by PC in consultation with Council and issuing of legal opinion on the draft plan	06 weeks minimum
10. Request to the Department for online notification of the LEP	02 weeks

3. Section 117 Directions

Address section 117 Directions 2.3 Heritage Conservation and 4.3 Flood Prone Land - demonstrates the compliance of the planning proposal with these two directions and any inconsistencies to be properly justified (see Department's emailed advice below).

4. Forecasted employment no.

Noted that the the proposed Masters Store on the land will create 130 - 150 operational jobs and 180 direct jobs during construction. But the planning proposal does not provide a forecasted employment figure for the whole Business Park. The Department also seeks this information.

It would be grateful if you could provide the required additional information to Council at your earliest possible so that Council can submit them with no delays.

Regards

From: Chris Browne [<mailto:Chris.Browne@planning.nsw.gov.au>]
Sent: Monday, 28 October 2013 12:38 PM
To: Karu Wijayasinghe
Cc: Philip Pleffer; Derryn John
Subject: Clarendon planning proposal - further information required

Hi Karu,

As per my discussion with Phil today, could you please provide the following additional information relating to this planning proposal?

- HOB and MLS maps (these are the most crucial);
- Project timeline;
- Clarification of comments regarding section 117 Directions 2.3 (Heritage Conservation) and 4.3 (Flood Prone Land); and
- The proponent's estimate of number of jobs that will be created/facilitated by the development.

The maps are the most important, as they will set development standards, and we can't form an opinion without knowing what standards are proposed.

In terms of the s117 Directions, the concern with the heritage Direction is that the proposal essentially dismisses the local heritage item as a lost cause, but doesn't provide any justification for that; I think we have to recommend that OEH be consulted before the DG can decide whether the inconsistency is justified or of minor significance, but it would still be good to have some better information if the proponent is able to provide it.

The concern with the flood prone land Direction is that the wording doesn't make a lot of sense, and seems to suggest that almost all of the site is within the flood planning area, but goes on to say that the proposal is therefore consistent with the Direction. I think there's probably a typo there, but I'm not sure what it is. Could you please clarify?

Let me know if you have any questions on the above.

Thanks,
Chris

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