



JUDITH STUBBS & ASSOCIATES

Adrian Maggiotto
Project Manager
Maggiotto Building Pty Ltd
admin@mbcgroup.com.au

24 March, 2021

Dear Sir,

**RE: Planning Proposal, 1370 Camden Valley Way, East Leppington – Letter of clarification
regarding existing and proposed dwellings in B1 Zone**

I refer to an email from Melissa Rodrigues dated 2 February 2021 and to our previous Social Impact Assessment Report (the 'SIA') provided to you dated 27 March 2020. I understand you require a covering letter which states the number of dwellings under the existing and proposed B1 land and more specifically states the additional yield generated as a result of the Planning Proposal.

The various projections are extracted from our SIA and are summarised in the table below. We have deducted roads in accordance with the Indicative Layout Plan dated March 2021 showing a B1 area of approximately 2.08 ha. We are instructed that the proposed development controls will limit residential development to two floors atop two floors of commercial.

Estimates for the other zoned areas are shown for completeness.

ABN: 44 132 219 206
The Old Post Office | 231 Princes Highway Bulli NSW 2516
Phone: 61 2 4283 7300 | Fax: 61 2 4283 7399 | Email: info@judithstubbs.com.au

SOCIAL PLANNING & RESEARCH, SOCIAL & ECONOMIC IMPACT ASSESSMENT, CONSULTATION &
FACILITATION

Scenario	Yield under existing controls	Yield under proposed controls	Additional yield as a result of the Planning Proposal
B1 Zone			
Redevelopment of total area including two floors of apartments above two floors of commercial (Maximum likely residential development) ¹	185 to 191 dwellings	162 to 167 dwellings	-23 to -24 dwellings
R3 Zone			
Increase in developable area (based on dwellings per ha control)	28 dwellings	36 dwellings	+8 dwellings
R2 Zone			
Removal of R2 zoning (based on dwellings per ha control)	5 dwellings	0 dwellings	-5 dwellings

Yours sincerely,



Dr Judith Stubbs

Principal JSA

¹ Yield is based on an increase in area from 1.6 ha to 2.1 ha assuming 30% site coverage, 10% loss for circulation and minimum dwelling sizes from the Apartment Design Guide. The upper estimate is based on the 2016 Census Greater Sydney dwelling mix and the lower estimate is based on the 2016 Census Liverpool LGA dwelling mix. See Attachment A for calculations.

Attachment A

Calculations

B1 area

1 Developable area under existing controls

Assume 1.6 ha B1 zone, 30% site coverage, 10% loss for circulation, three storey residential development atop one storey of commercial based on height limit of 15 metres.

Developable area = $16,000 \text{ m}^2 \times 30\% \times 90\% \times 3 = 12,960 \text{ m}^2$

2 Dwelling mix

Dwelling size	Apartment Design Guide Size	Greater Sydney Dwelling Mix	Liverpool LGA Dwelling Mix
1 bedroom	50 m ²	25%	15%
2 bedroom	70 m ²	60%	70%
3 bedroom	90 m ²	15%	15%

3 Number of dwellings under existing controls

Greater Sydney Mix: $12,960 \text{ m}^2 / (50 \times .25 + 70 \times .6 + 90 \times .15) = 191$ dwellings

Liverpool LGA Mix: $12,960 \text{ m}^2 / (50 \times .15 + 70 \times .7 + 90 \times .15) = 185$ dwellings

4 Number of dwellings under proposed controls

Area increased from 1.6 ha to 2.1 ha, number of residential storeys reduced from 3 to 2.

Greater Sydney Mix: $191 \text{ dwellings} \times 2.1 / 1.6 \times 2 / 3 = 167$ dwellings

Liverpool LGA Mix: $185 \text{ dwellings} \times 2.1 / 1.6 \times 2 / 3 = 162$ dwellings

R2 Low Density Residential

Existing control is a minimum lot size of $1,200 \text{ m}^2$, existing developable area approximately $6,000 \text{ m}^2$

Number of dwellings under existing controls = $6,000 \text{ m}^2 / 1,200 \text{ m}^2 = 5$ dwellings

Number of dwellings under proposed controls = 0

R3 Zone

Existing control is 25 dwellings per ha, existing developable area 1.128 ha, proposed developable area 1.454 ha

Number of dwellings under existing controls = $1.128 \times 25 = 28$ dwellings

Number of dwellings under proposed controls = $1.454 \times 25 = 36$ dwellings