

Daniel Gorgioski

From: Adan Davis <adan.davis@holroyd.nsw.gov.au>
Sent: Monday, 2 November 2015 12:50 PM
To: Bill Yassine
Cc: Mark Bolduan; Stuart Harding; ron@formarchitects.com.au; Natalie Stanowski; Greg Raft
Subject: RE: 37 Pavesi Street
Attachments: Guidelines-for-planning-proposals[1].pdf

Bill,

Please see attached Council's guide for planning proposals.

Regards,

Adan

From: Adan Davis
Sent: Monday, 2 November 2015 12:48 PM
To: 'Bill Yassine'
Cc: 'MarkBolduan@willana.com.au'; Stuart Harding; ron@formarchitects.com.au; Natalie Stanowski; Greg Raft
Subject: RE: 37 Pavesi Street

Hi Bill,

I refer to the concept plans you forwarded on 9 September and our recent conversation.

I understand that the planning proposal request would be as follows:

- For 37 Pavesi Street only (and not 35 Pavesi Street) on the ground of being minor, providing 20m buffer, separating residential and industrial traffic at chicane
- Rezoning from IN2 Light Industrial to R2 Low Density Residential
- Commensurate standards of 0.5:1 FSR and 9m height
- Road reserve land dedication to be implemented via VPA (in addition to any s.94 contributions normally payable)
- Site specific controls in DCP in relation to the planned road reserve
- Site specific development controls in DCP for a minimum site area of 450m² per dual occupancy/pair of semi-detached dwellings (minimum 225m² per dwelling) on the basis that the net residential density is not greater than could occur in a typical R2 zoned street (25 dwellings per hectare) – Note: DCP normally requires 500m² per dual occupancy/pair of semi-detached dwellings in R2 zone

As discussed recently, the concept (to form the basis of any VPA and DCP controls) should be revised. It is advised that the proposal should be updated as follows:

- 14m wide road reserve along western boundary (15m normally required under Part B, Clause 1.13 C30 of DCP 2013)
- 6m front setbacks to dwellings (as per Part B, Clause 3.6 C1 of DCP 2013)
- Total combined separation to dwellings = 20m from IN2 boundary
- 14m wide road reserve to include: minimum 2.4m wide continuous landscaped strip and high noise wall; on-street car parking bays for 1 space per 2 dwellings (with blisters for large tree plantings every 20m-25m); two-way carriageway; and verge along front boundary of dwellings for services, lighting and 1.2m wide footpath.

- Minimum 225m² site area per dwelling (450m² per dual occupancy/pair of semi-detached dwellings) to satisfy the requirements of Part B, Clause 3.1 C2 that would normally apply to the R3 Medium Density Residential zone and consistent with an overall net density of 25 dwellings per hectare
- Increase in road reserve width at the front (southern side) and rear turning circle to accommodate a 10.5m long garbage truck vehicle, conforming with RMS road design guidelines
- The resultant number of dwellings from the above being revised (estimated to be 20 dwellings)

In accordance with the Department of Planning and Environments “guide to preparing planning proposals” the following should be included in the request for a planning proposal (planning report) for the site:

- Site description and context
- Objectives and intended outcomes of the planning proposal
- Explanation of the provisions that are to be included in the proposed instrument
- Justification of the objectives, outcomes and process for their implementation (addressing Strategic Planning Context, Urban Design considerations and other technical reports)
- A full assessment of compliance against relevant Section 117 directions
- Maps to identify the area to which the planning proposal applies and its intent
- Detail of any additional community consultation that the proponent may seek to undertake for the planning proposal

In addition, the request for a planning proposal should be accompanied by technical reports/documents for:

- Traffic and Transport Assessment
- Flooding and stormwater management
- Site contamination
- Economic impact
- Social and Cultural impact

I would particularly emphasise the need to have a comprehensive justification for the loss of employment land, the non-compliance with the s.117 Direction 1.1 (Business and Industrial Zones) the unique circumstances and benefits of the location/proposal. Please note that the above list is not intended to be exhaustive.

The subject site would be subject to Section 94 Development Contributions under the relevant plan to facilitate the delivery of local infrastructure to meet the demand generated by new development. Any Voluntary Planning Agreement (VPA) between the proponent and Council for the proposed road, or other works no-site would be in addition to any Section 94 contributions that would otherwise apply.

In accordance with Council’s adopted fees and charges for 2015/16, the proposal would incur a fee of \$34,302, as it involves a change from one zone type to another (industrial to residential) and the site is over 2,000sqm.

I look forward to receiving the planning proposal application. Please do not hesitate to contact me, Natalie or Michael should you have any further questions or wish to discuss any matter in further detail.

Regards,

Adan Davis
Manager Strategic Planning

From: Bill Yassine [<mailto:bill@yassine.com.au>]
Sent: Saturday, 19 September 2015 6:57 AM
To: Natalie Stanowski; ron@formarchitects.com.au
Cc: Adan Davis; 'MarkBolduan@willana.com.au'; Stuart Harding
Subject: Pavesi

Adan/Natalie

Can you please come back to us about the proposed plans that were submitted to Council.

We want to make submission of the planning proposal next month.



Design & Construct

Bill Yassine
Director

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From: Natalie Stanowski [<mailto:natalie.stanowski@holroyd.nsw.gov.au>]

Sent: Wednesday, 9 September 2015 3:52 PM

To: Bill Yassine

Subject: RE: 150907_ISSUE TO CLIENT.pdf

Thanks Bill, received.

Just to let you know, your misspelt Adan's email- that's why he didn't receive it originally!

For future reference, it should be adan.davis@holroyd.nsw.gov.au

Thanks

Natalie

From: Bill Yassine [<mailto:bill@yassine.com.au>]

Sent: Wednesday, 9 September 2015 3:34 PM

To: Natalie Stanowski

Subject: Fwd: 150907_ISSUE TO CLIENT.pdf

Natalie,

Fyi



Design & Construct

Bill Yassine

Director

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Begin forwarded message:

From: "Bill Yassine" <bill@yassine.com.au>
To: "adan.davies@holroyd.nsw.gov.au" <adan.davies@holroyd.nsw.gov.au>
Subject: 150907_ISSUE TO CLIENT.pdf

Adan,

Plans for Pavesi with dimensions.

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