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HC-23-10-8/02
Natalie Stanowski
02 9840 9838

28 May 2015

Bill Yassine
Construct Corp
71 Macquarie Street
SYDNEY NSW 2000

Dear Bill,

PLANNING PROPOSAL CHECKLIST FOR 33-39 PAVESI STREET SMITHFIELD

As requested, Council provides the following advice in relation to required information to be submitted to form a planning proposal for the abovementioned site.

A guide to preparing planning proposals (NSW Planning & Infrastructure 2012) has been used as a reference, in particular Attachment 1 of the guide and a copy of which is attached to this letter.

It is recommended that the following components be included in any request for Council to prepare a planning proposal for the site:

- 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.
- 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 over and above the minimum statutory requirements.

In addition, the proponent should seek to address the following matters in detail within the request to prepare planning proposal:

- Strategic Planning Context
- Site description and context
- Traffic and Transport Assessment
- Noise impact
- Flooding and stormwater management
- Site contamination
- Urban Design considerations
- Economic impact and employment land considerations
- Social Impact Assessment

Please note that the above list is not definitive and further studies and assessment may be required upon further investigation.

IMPORTANT**English**

This letter contains important information. If you do not understand it please ask a relative or friend to translate it or come to Council and discuss this letter with Council's staff using the Telephone Interpreter Service.

IMPORTANTE**Italian**

Questa lettera contiene informazioni importanti. Se non la comprende chieda ad un parente od amico di tradurgliela, o venga al Municipio a discuterla col personale del Comune con l'aiuto del Servizio Telefonico Interpreti.

IMPORTANTE**Spanish**

Esta correspondencia contiene información importante. Si no la entiende, por favor solicite a un familiar o alguna amistad que se la traduzca, o concurra al Municipio e infórmese de su contenido con funcionarios municipales, utilizando el Servicio Telefónico de Intérpretes.

ΣΗΜΑΝΤΙΚΟ**Greek**

Αυτή η επιστολή περιέχει ενδιαφέρουσες πληροφορίες. Αν δεν τις καταλαβαίνετε ζητήστε από κάποιο συγγενή ή φίλο να τις μεταφράσει ή ελάτε στη Δημαρχία να μιλήσετε στο προσωπικό οχτικά μ' αυτή την επιστολή χρησιμοποιώντας την Τηλεφωνική Υπηρεσία Διερμηνέων.

IMPORTANTI**Maltese**

Din l-ittra fiha taghrif importanti. Jekk ma tifimhiex, jekk joghgbok staqsi lil qarib jew habib biex jittraducihielek jew ejja sal-Kunsill u ddiskuti din l-ittra ma' l-istaff tal-Kunsill billi tuza s-Servizz Telefoniku tal-Interpreti.

重要的信息**Chinese**

此信含有重要的信息，如果你看不懂，你可請親戚或朋友譯成中文或前往市府並通過電話傳譯服務與市府的工作人員討論此信。

TIN QUAN TRỌNG**Vietnamese**

Tin tức trong thư này rất quan trọng. Nếu quý vị không hiểu rõ, xin hỏi những người thân hoặc bạn bè phiên dịch cho quý vị hoặc đến hỏi nhân viên Tòa Hành Chánh, tại đây có phòng tiện Thông Ngôn Qua Điện Thoại.

هام**Arabic**

تحتوي هذه الرسالة على معلومات هامة. إذا لم تكن تفهمها يُرجى طلب ترجمتها من قريب أو صديق أو إحضر إلى المجلس ونناقش هذه الرسالة مع موظفي المجلس عن طريق الاستعانة بخدمة الترجمة الهاتفية.



As indicated at the meeting of 28 April 2015, Council will provide further advice regarding a number of issues critical for consideration for the site, including vehicular access and the existing chicane and the industrial residential land use interface and buffers. This advice will be provided in the next couple of weeks.

The proposal would be subject to Section 94 Development Contributions to facilitate the delivery of local infrastructure to meet the demand generated by new development. There are various mechanisms under the Environmental Planning & Assessment Act through which this infrastructure could be delivered, including a Voluntary Planning Agreement (VPA) between the proponent and Council, which may be considered as an alternative to Council's Section 94 Plan for delivery of particular infrastructure elements included in the schedule of works in the plan.

I trust this information is of assistance. If you have any further queries, please contact Natalie Stanowski of Councils Strategic Planning Section on 9840 9838.

Yours faithfully

Merv Ismay
GENERAL MANAGER

Per:
ADAN DAVIS
MANAGER, STRATEGIC PLANNING

ATTACHMENT 1 – INFORMATION CHECKLIST

▶ STEP 1: REQUIRED FOR ALL PROPOSALS

(under s55(a) – (e) of the EP&A Act)

- | | |
|--|--|
| <ul style="list-style-type: none"> Objectives and intended outcome Mapping (including current and proposed zones) Community consultation (agencies to be consulted) | <ul style="list-style-type: none"> Explanation of provisions Justification and process for implementation (including compliance assessment against relevant section 117 direction/s) |
|--|--|

▶ STEP 2: MATTERS – CONSIDERED ON A CASE BY CASE BASIS

(Depending on complexity of planning proposal and nature of issues)

PLANNING MATTERS OR ISSUES	To be considered	N/A	PLANNING MATTERS OR ISSUES	To be considered	N/A
Strategic Planning Context			- Resources (including drinking water, minerals, oysters, agricultural lands, fisheries, mining) - Sea level rise	☐	☐
- Demonstrated consistency with relevant Regional Strategy - Demonstrated consistency with relevant Sub-Regional strategy - Demonstrated consistency with or support for the outcomes and actions of relevant DG endorsed local strategy - Demonstrated consistency with Threshold Sustainability Criteria	☐	☐			
	☐	☐			
	☐	☐			
	☐	☐			
Site Description/Context			Urban Design Considerations		
- Aerial photographs - Site photos/photomontage	☐	☐	- Existing site plan (buildings vegetation, roads, etc) - Building mass/block diagram study (changes in building height and FSR) - Lighting impact - Development yield analysis (potential yield of lots, houses, employment generation)	☐	☐
	☐	☐		☐	☐
Traffic and Transport Considerations			Economic Considerations		
- Local traffic and transport - TMAP - Public transport - Cycle and pedestrian movement	☐	☐	- Economic impact assessment - Retail centres hierarchy - Employment land	☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐	Social and Cultural Considerations		
Environmental Considerations			- Heritage impact - Aboriginal archaeology - Open space management - European archaeology - Social & cultural impacts - Stakeholder engagement	☐	☐
- Bushfire hazard - Acid Sulphate Soil - Noise impact - Flora and/or fauna - Soil stability, erosion, sediment, landslip assessment, and subsidence - Water quality - Stormwater management - Flooding - Land/site contamination (SEPP55)	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐		☐	☐
	☐	☐	Infrastructure Considerations		
	☐	☐	Infrastructure servicing and potential funding arrangements	☐	☐
	☐	☐	Miscellaneous/Additional Considerations		
	☐	☐	<i>List any additional studies</i>		

