Appendix C Correspondence between Council and Urbis

Fairfield City
Celebrating diversity

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley 2176
Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

RECEIVED 16 JAN 2015

Our ref: 14/21626
Your Ref: SA4350

14 January 2014

Urbis
Norelle Jones
Tower 2, Level 23, Darling Park
201 Sussex Street
Sydney NSW 2000 Australia

Dear Madam

Additional Information Required for Planning Proposal in Respect of – 1183-1185 The Horsley Drive Wetherill Park

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I refer to your Planning Proposal application in respect of the above.

Following assessment of the information you have submitted to Council, the following advice is provided regarding the Economic Impact Assessment submitted as part of your planning proposal.

It is Council practice to refer EIA's prepared on behalf of applicants to Council's specialist economic advisor for independent review at the applicant's cost.

Council has obtained a quote for this peer review from Norling Consulting Pty Ltd. Please find attached an email detailing the estimated cost and scope of works.

Once Council has received the invoice it will be forwarded to your office for settlement.

You will be further advised in writing when this matter is to be reported to Council.

Any future correspondence in relation to this matter should quote the above reference number and be marked to the attention of Anjele Vu. Should you require further information please contact the undersigned on 9725 0703

Yours faithfully

Anjele Vu
STRATEGIC PLANNER

A1216007

IMPORTANT

This letter contains important information. If you do not understand it, please come to Council's **Administration Centre** and discuss the letter with council staff who will arrange interpreter services.

Arabic

هام

تحتوي هذه الرسالة على معلومات هامة. إذا تعذر عليك فهمها يُرجى زيارة مركز الإدارة التابع للمجلس وبحث مضمون الرسالة مع موظفي المجلس الذين سيقومون بالإعداد للإستعانة بمترجم.

Assyrian

ܚܫܝܚܐ:

ܗܕܐ ܐܓܪܬܐ ܟܡܚܘܝܐ ܠܟܘܢ ܡܘܕܥܢܘܬܐ ܚܫܝܚܬܐ. ܐܢ ܐܢܬ ܠܐ ܝܗܘܬ ܦܗܡܐ ܠܐܓܪܬܐ، ܐܢ ܬܐܬܘܢ ܠܒܝܬ ܡܕܒܪܢܘܬܐ (ܡܕܝܢܬܐ) ܕܡܕܝܢܬܐ، ܘܡܫܬܐܠܘܢ ܘܡܫܘܚܠܦ ܡܠܐ ܠܐܓܪܬܐ ܥܡ ܦܠܚܐ ܕܡܕܝܢܬܐ ܘܗܢܘܢ ܒܕ ܡܛܝܒܝ ܠܟ ܡܦܫܩܢܐ.

重要： *Chinese*

這封信內有重要的資料，如果您看不明白，請親臨市議會的行政中心，與市議會的員工商討這封信的內容，他們會爲您安排傳譯服務。

Importante *Italian*

Questa lettera contiene importanti informazioni. Se avete difficoltà a comprenderla, potete venire all'Administration Centre del Comune per discuterla con il personale comunale il quale vi procurerà l'assistenza di un interprete.

សារៈសំខាន់ *Khmer*

សំបុត្រនេះសំខាន់ណាស់។ បើសិនជាលោកអ្នកមិនយល់ទេ សូមអញ្ជើញមកទីស្តីការនៃអភិបាលក្រុង (Council's Administration Centre) ហើយជំរាបប្រាប់អំពីសំបុត្រនេះដល់បុគ្គលិកអភិបាលក្រុងដែលគេនឹងរៀបចាត់ចែងអ្នកបកប្រែជូនលោកអ្នក។

ຂໍ້ສຳຄັນ *Lao*

ຈົດໝາຍສະບັບນີ້ ມີຂໍ້ມູນສຳຄັນ ຖ້າຫາກທ່ານບໍ່ເຂົ້າໃຈ ກະຣຸນາໄປທີ່ຫ້ອງການບໍຣິຫານຂອງ ເທສບານເມືອງ (Council's Administration Centre) ແລ້ວສົນທະນາກ່ຽວກັບຈົດໝາຍສະບັບນີ້ ນຳພະນັກງານຂອງເທສບານເມືອງ ເພື່ອທີ່ຈະໄດ້ຕິດຕໍ່ຫາ ນາຍພາສາມາຊ່ວຍ.

Importante *Spanish*

Esta carta contiene información de importancia. Si no la comprende, acérquese al **Centro de Administración** (Administration Centre) del Municipio y mencione esta carta al personal del municipio para que le obtengan los servicios de un intérprete.

Quan Trọng *Vietnamese*

Bức thư này chứa những tin tức quan trọng. Nếu quý vị không hiểu, xin quý vị đến Văn Phòng Hành Chánh của Hội Đồng Thành Phố và thảo luận bức thư với nhân viên của Hội Đồng. Họ sẽ dàn xếp xin thông ngôn để giúp quý vị

Anjele Vu

From: Jon Norling <jon@norling.com.au>
Sent: Friday, 9 January 2015 3:34 PM
To: Andrew Mooney
Cc: Kevin Kuo; Anjele Vu
Subject: Greenway Supacenta

Andrew

I refer to your letter dated 17 December 2014 (and received today) requesting a quote to review the Economic Statement attached to the application to amend the 2013 LEP in respect of the Greenway Supacenta.

Due to the small scale of this review, I have taken the liberty of providing this quote in email form, rather than a formal letter.

My Understanding of Application
Due to the complex nature of the application, it is considered necessary for me to restate my understanding of the application. You can then correct any misinterpretations that may exist on my part.

Greenway Supacenta is an existing mixed use development located within the industrial precinct at Wetherill Park. It provides a mix of showroom tenants and industrial service centre tenants.

Development to date has been in accordance with the Fairfield LEP 1994, which provides, amongst other things for the central building on the site (containing tenancies 1-7) to allow Shops and Business Premises on the ground floor (although a supermarket is prohibited) and Business Premises on the mezzanine level. The new Fairfield LEP 2013 provides for the whole site to be contained within the B5 zone, which prohibits the equivalent uses of Commercial Premises, Business Premises, Office Premises and Shops.

I understand that existing use rights allow existing tenants to continue their operations lawfully, but that, upon the cessation of any of the above uses within a tenancy, the Fairfield LEP 2013 would then apply prohibiting a new tenancy from operating. (I assume that a new tenancy replacing a previous tenancy and having the same use [such as a hairdresser] would not invoke the Fairfield LEP 2013 as no change of use has occurred – please confirm.) A full understanding of what actions extinguish (or otherwise) existing use rights would assist in an understanding of how relevant and important this application is.

Preliminary Views
Council is entitled to 'down-zone' a site as part of the introduction of a new LEP. That does not immediately mean that existing uses become unlawful. Rather, the existing uses may continue to operate lawfully as part of existing use rights. However, over time, as uses cease operating the provisions of the new LEP are triggered. Thus, there is an expectation that the operation of the new LEP would be gradual over a period of time (generally a relatively long period of time).

Large industrial precincts contain a large number of businesses and employees and should be serviced conveniently by centres, in terms of providing for business to business activities (eg banks, office supplies, printing), food and beverage facilities, convenience retail facilities and selected other services (such as childcare centres, gymnasiums). Ideally, the provision of these commercial services should be within strategically placed centres that serve both the industrial precinct and a residential precinct. However, within large industrial precincts there can be a need for service centres to be located within those industrial precincts.

This central building within the Greenway Supacenta operates appropriately as an industrial service centre, although the size of Joe's Fruit World appears unusually large for such a centre.

The aim of the review is to ensure that impacts of the application are at appropriate levels and that any untoward consequences of the application are appropriately managed or controlled (namely the prohibition of a supermarket).

Quotation

This office has reopened on the 5th January following the holiday season and is in a position to commence a review of the Economic Statement immediately, ensuring a quick turnaround for you.

Professional fees would be invoiced at our standard hourly charge rates of $360 for myself, $170 for a Consultant, $110 for a Research Analyst and $80 for a Research Assistant. They are estimated to range from $2,000 to $3,000 and would be capped at the higher amount. Out-of-pocket expenses would be invoiced at cost, but are not expected to be incurred for this assignment as a site visit is not considered to be required.

I trust that this quotation is sufficient for your present purposes.

Regards

Jon Norling
Director

Norling Consulting Pty Ltd
Business & Property Economics

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