

PLANNING
PROPOSAL
ADDENDUM

ADDENDUM TO PLANNING PROPOSAL

2, 2A AND 4 ROTHWELL AVENUE, CONCORD WEST
SEPTEMBER 2015

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Introduction

The City of Canada Bay Council, at its meeting of 15 September 2015, considered a Planning Proposal for 2, 2A and 4 Rothwell Avenue, Concord West.

The Planning Proposal seeks to rezone the subject site from IN1 General Industrial to R3 Medium Density Residential, increase the maximum building height from 12m to 16m, and increase the floor space ratio from 1:1 to 1.4:1. The Planning Proposal is intended to facilitate redevelopment of the subject site through the demolition of existing industrial buildings, and the construction of residential flat buildings. The Planning Proposal and intended development outcome is in accordance with the draft Concord West Precinct Master Plan.

Council resolved to submit the Planning Proposal to the Department of Planning and Environment for a Gateway Determination with an addendum including draft Local Environmental Plan flood planning controls, a draft flood planning area map, a preliminary site investigation, a copy of the Concord West Socio-Economic Study, a copy of the draft Concord West Precinct Master Plan, a copy of the draft Concord West Precinct Flood Study, information on proposed community consultation, and a project timeline.

This document constitutes the above mentioned addendum to the Planning Proposal.

Concord West Socio-Economic Study

Hill PDA consultants were appointed by Council to prepare a socio-economic study for the Concord West Precinct, including the subject site.

The Socio-Economic Study relates to three clusters of employment land located within the Concord West Precinct. The Study gathered an evidence base and investigated appropriate land uses for the Precinct and their possible social and economic implications.

The Study provides recommendations to Council as to how employment lands within the Precinct could be efficiently and effectively used in the future. It tests a number of scenarios in order to ascertain the implications and ramifications of altering the IN1 General Industrial zone which currently applies to the employment sites. The overall outcome of the Study is a socio-economic impact assessment which recommends the future land use mix and economic feasibility of development options for the Precinct.

The Socio-Economic Study is provided as Attachment A.

Draft Concord West Precinct Master Plan

Following the Socio-Economic Study, JBA consultants were appointed by Council to prepare a draft Master Plan for the Concord West Precinct, including the subject site.

The draft Master Plan is focused on land currently zoned IN1, General Industrial, which has been identified for redevelopment to residential uses by Council. The draft Master Plan investigates the subject sites and considers these in the context of the broader Concord West Precinct.

The aim of the study is to recommend new planning controls to guide the future development of sites zoned for industrial use within the study area. The objectives of the study are to:

- Deliver high quality urban design and appropriate built form controls that are considerate of surrounding built form.
- Mitigate impacts in relation to the use of private motor vehicles and promote the use of public transport, walking and cycling.
- Identify opportunities for public domain improvements and connections.
- Balance city-wide and regional goals with the existing community and its context.
- Provide a coordinated planning approach to the redevelopment of the area.
- Provide a sound methodology and a thorough, evidence based justification for planning, urban design and traffic recommendations provided.
- Undertake the study with Council, community and stakeholder engagement.

The draft Master Plan was prepared through an extensive community consultation process, as indicated in the following extract from the Plan:

'Work to reach out to the community started in November 2013 and continued until April 2014 as the plan developed. Messaging to spark and then continue conversations over the six month period included the following activities: f

- Post card delivery to 1600 homes in the study area. f*
- Post card sharing with 400 passengers at Concord West railway station. f*
- Social media notices across Council's Facebook, Twitter and e-news channels. f*
- Two stakeholder workshops with landowners to gather feedback for the master plan. f*
- Two initial community workshops to gather feedback in three topic areas: built form, open space, traffic and transport. f Follow up community workshop to present the final draft master plan for further feedback. f*
- Develop a microsite with information on the study area, team contact details, relevant web links, video of a community workshop and an online discussion space. The site received over 3500 views between Nov 2013 and April 2014. f Articles within the Inner West Courier Mayoral column in Nov 2013, Jan 2014 and March 2014.'*

The draft Master Plan is provided as Attachment B.

Draft Concord West Precinct Flood Study

Jacobs consultants were appointed by Council to prepare a draft Flood Study for the Concord West Precinct, including the subject site:

Key objectives of the draft Flood Study are:

- To define existing mainstream and overland flood levels along the eastern bank of Powells Creek and the local catchments to the east of the creek, as well as under the proposed redevelopment conditions. The draft Flood Study will also need to consider the impact of upgrades and drainage modifications associated with the nearby North Strathfield Railway Underpass project to the south of the Precinct, which is currently under construction.
- To consider the potential impact of climate change on flooding for the Precinct, to assist Council with future planning decisions.
- To consider the flood impact of the draft Master Plan on the existing conditions and determine whether development proposed is acceptable.
- To identify options for mitigating flood impacts and prepare concept designs and cost estimates for the preferred options.

The draft Flood Study is on public exhibition from 2 September 2015 to 14 October 2015, and is provided as Attachment C.

Draft Local Environmental Plan Flood Planning Controls

In accordance with the findings of the draft Concord West Precinct Flood Study, the following is proposed to be inserted as a new Clause 6.8 in the Canada Bay Local Environmental Plan 2013 (LEP 2013):

6.8 Flood planning

(1) The objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.

(2) This clause applies to:

- (a) land that is shown as "Flood planning area" on the Flood Planning Map, and
- (b) other land at or below the flood planning level.

(3) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:

- (a) is compatible with the flood hazard of the land, and
- (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

(4) A word or expression used in this clause has the same meaning as it has in the NSW Government's *Floodplain Development Manual* published in 2005, unless it is otherwise defined in this clause.

(5) In this clause:

flood planning area means the land shown as "Flood planning area" on the Flood Planning Map.

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard, or other freeboard contained in an approved development control plan.

Flood Planning Map means the Canada Bay Local Environmental Plan 2013 Flood Planning Map.

Draft Flood Planning Area Map

Based on the findings of the draft Concord West Precinct Flood Study, the following map is proposed to be inserted as a Flood Planning Area Map in the Canada Bay LEP 2013, and be read in conjunction with the draft flood planning controls above.



Canada Bay Local Environmental Plan 2013

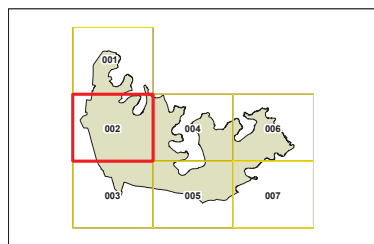
Flood Planning Map Sheet FLD_002

 Flood planning area

Cadastre



Cadastre 1/09/2015
© LPI

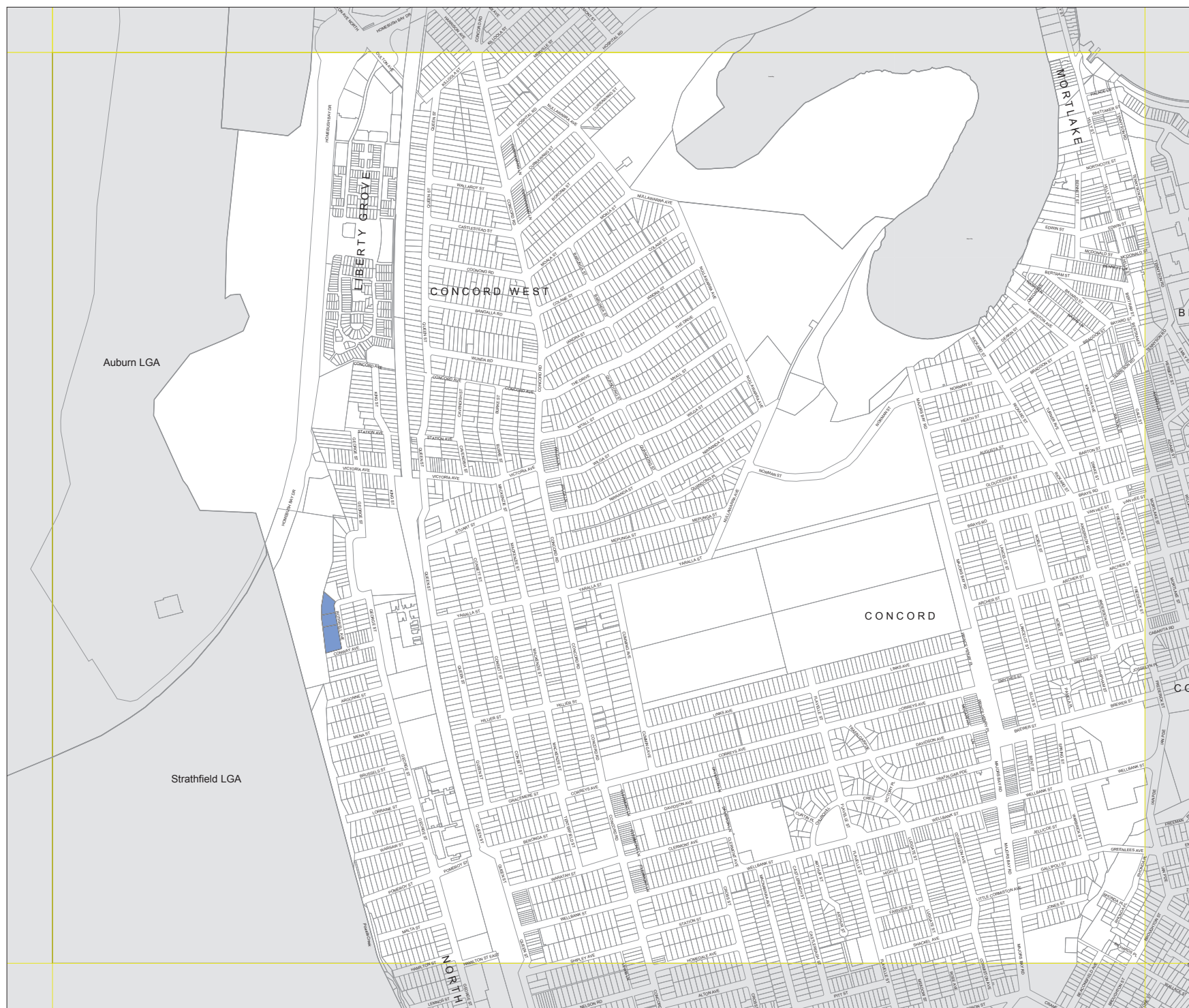


0 200 400 Metres

Projection: GDA 1994
MGA Zone 56

Scale: 1: 10,000 @ A3

Map identification number: 1520_COM_HOB_002_010_20150901



Preliminary Site Investigation

In accordance with the requirements of State Environmental Planning Policy No. 55 – Remediation of Land, the applicant has prepared a preliminary investigation of the land, carried out in accordance with the contaminated land planning guidelines.

The Phase 1 Preliminary Site Investigation is provided as Attachment D.

Community Consultation

Section 55 of the Environmental Planning and Assessment Act (1979) requires the provision of details of proposed community consultation. Consultation on the Planning Proposal will take place in accordance with the Gateway Determination made by the Minister for Planning in accordance with Sections 56 and 57 of the Act.

It is proposed to exhibit the Planning Proposal for a period of 14 days:

- a. On the City of Canada Bay website;
- b. In newspapers that circulate in the City of Canada Bay local government area; and
- c. In writing to the landowners and surrounding landowners.

Project Timeline

The following project timeline is proposed:

Milestone	Timeframe and/or date
Anticipated commencement date (date of Gateway determination)	Gateway determination not yet made.
Completion of required technical information	Not Applicable. Technical information has already been completed to support the Planning Proposal.
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	To be specified in Gateway determination. Anticipated timeframe is 14 days and to run concurrently with public exhibition period.
Commencement and completion dates for public exhibition period	Pending Gateway determination.
Dates for public hearing (if required)	Unlikely to be applicable.
Timeframe for consideration of submissions	Four weeks following completion of public exhibition, including two-to-three weeks to further consult with Government and servicing authorities.
Timeframe for consideration of a proposal post exhibition	Eight weeks.
Date of submission to the Department to finalise the LEP	To be determined.
Anticipated date the Council will make the plan (if delegated)	To be determined.
Anticipated date Council will forward to the department for notification	To be determined.