

Planning proposal - 7 Concord Avenue, Concord West

16 August 2018

	Site details
Address	7 Concord Avenue, Concord West, NSW 2138 (Refer figure below for location)
Legal description	Lot 1 DP 219742
Site Area	1.5ha
Proponent	F.T.D Holdings Pty/ Ltd. and Floridiana Pty. Ltd
LGA	City of Canada Bay
DPE Ref.	PP_2017_CANAD_005_00
Current development	Warehouse facility and attached two-storey brick office building (approximately 5,400sqm) surrounded by sealed and unsealed pavements and vegetation.
Current use	Spitfire Paintball and storage of equipment used for concreting by Firmstone.

Summary

Planning Proposal

Seeks to facilitate the redevelopment of land for medium density housing by amending the Canada Bay Local Environmental Plan (LEP) 2013 to:

- » Rezone the site from IN1 General Industrial to R3 Medium Density Residential
- » Increase the maximum building height from 12m to 25m
- » Increase the floor space ratio (FSR) for buildings at the site from 1:1 to 1.6:1
- » Identify the site as a "Flood Planning Area" as per Clause 6.8 to apply flood related development controls
- » Identify the site as an "Intensive Urban Development Area" as per Clause 6.9 and 6.10 to ensure adequate arrangements for designated State public infrastructure and delivery of utility infrastructure prior to redevelopment of the site.

The planning proposal is supported by a number of site specific documents including Urban Design Concept Master Plan, Landscape Master Plan, Flood assessments, Contamination Investigations and Remediation Action Plan, Engineering Services Report, Noise Impact Assessment and Traffic assessments.

Summary

Background

Council identified several industrial sites for redevelopment and defined a study area within the Concord West Precinct, which included the site. A number of studies were undertaken which support this planning proposal. These included: Socio-economic study (June, 2013), Draft Concord West Precinct Master Plan (May, 2014), Draft Traffic, Transport, Accessibility and Parking Report (May, 2014), Draft Flood Study (March, 2015).

Subsequently, the planning proposal was submitted to Canada Bay Council in December 2015. Following feedback from Council relating to concerns about the proposed flood solution and amenity issues, extensive modelling and testing by Integrated Services Group (IGS) was undertaken. A revised planning proposal was submitted in September 2016.

In April 2017 a Rezoning Review Request was lodged following a resolution by Council in February 2017 not to support the planning proposal (**Appendix B**).

On the 8 June 2017, the Rezoning Review Request was considered by the Sydney Central Planning Panel who determined that the planning proposal should proceed because the proposal has demonstrated strategic and site-specific merit.

Sydney Central Planning Panel is the relevant planning authority as Council did not accept this role.

Current status

Gateway Determination (**Attachment A**) issued 8 January 2018 determined that the planning proposal should proceed subject of a number of conditions.

The planning proposal has been updated to address:

- » Conditions of the Gateway Determination issued on the 8 January 2018 (**p17**)
- » Requirements of relevant Regional, District and Precinct Wide Plans (**p66 - 80**)
- » Findings of a revised Flood Impact and Risk Assessment (**p60**)
- » Pre-exhibition feedback from certain public agencies (**page 111 and Appendix F**).

In summary, the planning proposal has been amended as follows:

- » FSR reduced to 1.6:1, inclusion of 5% affordable housing is proposed, and reduced parking rates adopted consistent with the Parramatta Road Strategy
- » Site is included as a flood planning area and further justification has been provided in respect of Ministerial Direction 4.3 Flood Risk (**p33-34 & p92-96**)
- » Inclusion for provisions for relating to adequate arrangements, as per Clause 6.9 and 6.10 of the Canada bay LEP, will ensure that new or upgraded local and state infrastructure (road, drainage, community infrastructure, public domain improvements) for the precinct will be funded (**p33-34 & p110**)

The submission includes the following updated or revised material:

- » Concept Master Plan (see excerpt below) to reflect the changes to FSR, parking, agency submissions, including road design and further work on flooding (**p27**)
- » Revised Flood Risk Flood Impact and Risk Assessment which reviewed the previous modelling and mitigation solution and presented a refined mitigation option with the effort to address concerns previously raised by council and provide further justification relating to Ministerial Direction 4.3 Flood Risk (refer **p59**)
- » Traffic Impact Assessment that considers provides an assessment of the proposal, agency submissions and work completed as part of the Parramatta Road Urban Transformation Strategy (**p54-55**).

Summary

Project Benefits

- » Is consistent with the local and state strategic planning documents that identify the site for renewal
- » Delivers a high-quality residential development that responds to its context, topography and constraints
- » Infrastructure delivery that will support the site within the growth of surrounding area
- » Contributes achieving housing target (2016-2021) for the Eastern City, providing approximately 260 dwellings of the 2,150 dwellings
- » Will have the services and infrastructure available to meet the demands arising from the proposal including future agreement for additional infrastructure requirements by way of Special Infrastructure Contributions (SIC) Levy and Local Contributions Plan (7.11)
- » Provides a range of accommodation including housing types and price points to meet the needs of the community, including five percent affordable housing
- » Adequately addresses and mitigates the hazards at the site including geotechnical issues, contamination, acid sulfate soils and flooding
- » Enhances the amenity and environment of the site and local area through: delivery of high quality public landscaped areas and communal open space, new public access and improvements to the public domain and remediation of soils and ground water that will assist in improving health of nearby waterways.

Site Location



Master Plan Concept



Photomontage

