

15 September 2020

Senior Strategic Planner
City of Canada Bay Council
1a Marlborough St,
Drummoyne NSW 2047

Attn: Ms Karen Lettice

Dear Karen,

Commitment to affordable housing at 7 Concord Avenue, Concord West

This letter serves as confirmation that the landowner and/or developer, reasserts its commitment to any statutory obligations for affordable housing as part of any completed development at 7 Concord Avenue, Concord West.

We are committed to working with City of Canada Bay Council and the Department of Planning Environment and Industry (DPIE) as part of the rezoning and development application stage of the project.

Background

The proposed development of 7 Concord Avenue, Concord West seeks to rezone IN1 General Industrial land to R3 Medium Density residential land, which is included amongst several other development sites identified and envisaged for development by Council in 2013 as part of the Concord West Master Plan Precinct.

The Planning Proposal for 7 Concord Avenue was first lodged in 2015, and an updated Planning Proposal was submitted in 2016. A rezoning review was sought in 2017 and Gateway determination was issued to us in 2018.

Following review by DPIE and exhibition, we confirmed that we would be willing to provide affordable housing on the site. However, as there were no definitive planning mechanisms to do so at that stage, it was thought prudent to await the determination and then enter into a voluntary planning agreement with the consent authority (DPIE) with the first development application.

However, since that time Council has drafted an affordable housing policy which provides direction for the planning mechanism and this letter serves as support for that Policy.

The proposed rezoning is now currently before the Sydney Planning Panel for determination.

The proposed development is consistent with the local and state strategic planning documents that identify the site for renewal. The outcome will deliver high-quality affordable housing dwellings in close proximity to many services, lifestyle amenities, road corridors, rail and also the planned metro station. Continued analysis, assessment and amendments have been made to improve the development outcomes and to further manage any potential impacts.

Commitment to affordable housing

This letter complements the work that has been undertaken to date and demonstrates a commitment from the landowner to revitalise this industrial site as envisaged in Council's master planning work from 2014 to deliver quality urban outcomes, increase housing supply and allocate housing stock for affordable housing.

The amended Planning Proposal of 2016 made a commitment of 5% affordable housing on the uplift gross floor area in line with the Parramatta Road Urban Transformation Strategy.

It is understood that City of Canada Bay Council in late 2019 exhibited an Affordable Housing Contribution Scheme (AHCS). An increase in contribution rates to 4% on the total gross floor area is noted in this draft AHCS. In the interest of continuing desired outcomes and improved public benefit, the landowner's commitment to delivering 5% affordable housing on the floor area uplift (450sqm) or 4% of the total gross floor area (600sqm) to complement the proposed development remains, on the proviso that successful determination of the planning proposal is achieved.

In this regard, we are supportive of the City of Canada Bay Council including our site within the AHCS and for the proposed amendment for affordable housing provisions in the City of Canada Bay Local Environmental Plan applying to the site (subject to its rezoning).

Please do not hesitate to contact me if you have any queries.

Yours sincerely,

F.T.D. Holdings (Concord West) Pty Ltd & Floridana Pty Ltd



Joseph D'Agostino

CC. Department of Planning, Environment and Industry