

PLANNING
PROPOSAL
ADDENDUM

ADDENDUM TO PLANNING PROPOSAL

3 KING STREET, CONCORD WEST
MAY 2017

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Introduction

The Planning Proposal seeks to rezone the subject site from R2 Low Density Residential to B1 Neighbourhood Centre, increase the maximum building height from 8.5m to 16m and increase the floor space ratio from 0.5:1 to 2.3:1. The Planning Proposal is intended to facilitate redevelopment of the subject site through the demolition of the existing industrial building and the construction of shop top housing / mixed use building. The Planning Proposal and intended development outcome is in accordance with the draft Concord West Precinct Master Plan and Parramatta Road Urban Transformation Strategy.

On 19 April 2016 Council resolved to defer the Planning Proposal for 3 King Street, Concord West pending the progression of the intersection upgrade at George Street, Beronga Street and Pomeroy Street, North Strathfield to the City of Canada Bay's (i.e. the elected body) satisfaction. The said improvements were required as a condition of consent for the Victoria Avenue Public School which had not been carried out to date, though were assumed to be completed within the Traffic Report prepared for progression of the Concord West Precinct Master Plan. A Planning Proposal for 25 George Street, North Strathfield (Site 7 within the Concord West Precinct Master Plan) was also later deferred pending the resolution of the intersection upgrade.

A Rezoning Request contesting the deferral of the Planning Proposal for 25 George Street (Site 7) was held on Thursday 24 November 2016 with the Sydney Central Planning Panel. The Panel determined that the Planning Proposal should be submitted for a Gateway determination because the proposal provided strategic and site specific merit. The Planning Proposal was subsequently supported by the City of Canada Bay Council at its meeting of 7 February 2017.

In this regard, it is considered appropriate to undertake a review of the amended Planning Proposal submitted for 3 King Street, Concord West (Site 3) in the Concord West Precinct Master Plan.

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 for the Concord West Precinct Master Plan. Whilst this site is not included within the Report, it is considered important to include within the Addendum as it provided the basis to progression of the Master Plan.

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 as well as this site, which was identified for its previous/existing industrial use. 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 was placed on public exhibition from 2 September 2015 to 14 October 2015, and is provided as Attachment C.

The subject site is not identified as being within the Flood Planning Area. Therefore, no further action with respect to flooding is required.

Stage 2 Contamination Assessment

In accordance with the requirements of State Environmental Planning Policy No. 55 – Remediation of Land, the applicant has prepared a Stage 2 Contamination Assessment of the land, carried out in accordance with the contaminated land planning guidelines.

It is noted that further work may be required to confirm that the site can be made suitable for all uses permitted with consent in the B1 Neighbourhood Centre zone, however it is considered appropriate to enable this report to be prepared and made available for public exhibition, should Gateway Determination be achieved.

The Stage 2 Contamination Assessment 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 28 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 28 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.