



29 June 2021

Thomas Zdun
Trades in Purple Pty Ltd
Governor Macquarie Tower, Suite 4, Level 27
1 Farrer Place,
SYDNEY NSW 2000

Your ref: 20/27565

Email: thomas.zdun@tradersinpurple.com

Dear Thomas,

Planning Proposal application in respect of 2 Kamira Avenue, Villawood

I wish to acknowledge that a preliminary assessment of the documentation uploaded to the NSW Planning Portal has revealed the application is satisfactory for lodgment to Council pending payment.

An initial review of the application has identified the need for additional information and peer reviews to be undertaken.

Area Map

In completing the preliminary assessment of this Planning Proposal, Council requires the applicant to submit further detailed survey map or an area map of the exact location of the proposed additional uses on the site. As the additional uses do not apply to the entire site, Council is required to assess the proposed location.

Economic Peer Review

The Town Centre Retail Demand Assessment will be required to be peer reviewed by Council's Economic Consultant. A fee quote has been requested from Council's consultant (see attachment A), with the cost to be covered by the applicant, in accordance with Council's fees and charges.

Traffic Peer Review

It is noted that the material submitted does not address the traffic implications of introducing the retail and business uses to the site or access arrangements for the development.

To adequately address the traffic issues, the following will be required:

- a. Traffic Impact Assessment and SIDRA modelling outlining the impact of the proposal for key intersections. This will be peer reviewed at the applicants costs by Council's Traffic Consultants; OR
- b. A brief Traffic Impact Assessment to be prepared with the details of the proposal to be assessed through Council's Mesoscopic Traffic Model. This will also be at the applicants cost, however requires less up initial analysis by the applicant.

Once the applicant has made a decision about which Traffic option will be taken above, Council will request a fee quote from Council's consultant and the review can commence.

Timing

Please be aware that all NSW Council's will be in a caretaker period for 1 month prior to the September local government elections. This means that there will be no reports to Council in August 2021. Additionally, after the September 2021 election there will be a transition period for the new Council to be inducted and assigned their committees and duties. Therefore, the earliest that a report can be presented to Council will be October 2021.

Planning proposal fee payment

Please refer to Attachment B the fee quote – payment can be made:

- At Council's Administration Centre (86 Avoca Road, Wakeley) or
- Via credit card. To arrange credit card payment, please contact Council's Customer Service team on 9725 0222 or via email at customerservice@fairfieldcity.nsw.gov.au (please ensure you provide your contact details and reference your **PP number** obtained when submitting on the NSW Planning Portal).

Payment to be made within seven (7) days of receipt of this request. Should payment not be received within seven (7) days, Council will return your application.

Please note, that payment is made without any prejudice to any decision the Council may reach in the future on this matter and nothing contained in this notice should be interpreted as implying that consent will be granted.

Please note the application is subject to on-going assessment Council may require additional information or studies and/or the Gateway Determination may require the provision of additional information or studies. The additional information will need to be provided at the applicants cost and in instances where an independent peer review is required the applicant will need to provide funding for the independent review.

You will be further advised when this matter is to be reported to Council and then again to inform you of the outcome of the meeting.

Any future correspondence in relation to this matter should quote reference number 20/27565 and be marked to the attention of Amanda Seraglio. Should you require further information please contact Amanda Seraglio on 9725 0228.

Yours sincerely,



AMANDA SERAGLIO
STRATEGIC PARA PLANNER

Attachments

ATT A - Economic Consultant Quote (Norlings Consultants)

ATT B – Planning Proposal Fee Quote