

5 October 2024

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Executive Planner
Cumberland City Council
PO Box 42
MERRYLANDS
NSW 2160

**Response to Request for Further Information – Development Application 2023/0775
2 Bachell Avenue, Lidcombe, NSW, 2141**

Dear Haroula,

I refer to council's letter of 30 July 2024 requesting further information in regarding council's preliminary assessment in relation to the commercial/light industrial mixed development at 2 Bachell Avenue, Lidcombe.

The council comments and public agency responses have been carefully considered and a number of amendments have been made to the scheme in response. The changes have informed a detailed response and package of documentation and updated reports. In this regard, the response is supported by the following package of documentation:

- Response to Request for Information Report
- Attachment A – Updated Architectural Plans(Two Form Architecture)
- Attachment B – Updated Statement of Environmental Effects (Pacific Planning)
- Attachment C – Updated Clause 4.6 Report – FSR (Pacific Planning)
- Attachment D – Updated Clause 4.6 Report – Height of Buildings (Pacific Planning)
- Attachment E – Architect's Response (Two Form Architecture)
- Attachment F – Updated Draft Plan of Management (RAAD)
- Attachment G – Meeting Minutes with Council Engineers
- Attachment H – Stormwater Engineers Response (Kozarovski & Partners)
- Attachment I – Flooding Engineers Response (GRC Hydro)
- Attachment J – Updated Flood Model
- Attachment K – Updated Stormwater Plans (Kozarovski & Partners)
- Attachment L – Updated MUSIC Model
- Attachment M – Traffic Engineers Response (Lyle Marshall & Partners)
- Attachment N – Updated Traffic & Parking Impact Assessment (Lyle Marshall & Partners)
- Attachment O – Updated Loading Dock Management Plan (Lyle Marshall & Partners)
- Attachment P – Acoustic Engineer's Response (The Acoustic Group)

- Attachment Q – Mechanical Engineer’s Response (Two MS Consulting Engineers)
- Attachment R – Child Care Advice (Early Education Solutions)
- Attachment S – Building Code of Australia Advice (Nest Consulting Group)
- Attachment T – Fire Engineers Advice (Affinity Fire Engineering)
- Attachment U – Updated Draft Child Care Centre Emergency Evacuation Plan (RAAD)
- Attachment V – Arborist Response Letter (Horticultural Management Services)
- Attachment W – Updated Arboricultural Impact Assessment (Horticultural Management Services)
- Attachment X – Updated Landscape Plans (Distinctive Living Design)
- Attachment Y – Landscape Architect’s Response (Distinctive Living Design)
- Attachment Z – Easement Report

Further, to assist council, noting that a number of reports from the original lodgement package have been updated, the following reports (as they were attached to the original lodgement) are included:

- Statement of Environmental Effects (Attachment B)
- Appendix 1 – Architectural Drawing Set (Attachment A)
- Appendix 4 – Landscape Plan (Attachment X)
- Appendix 9 – Traffic and Parking Impact Assessment (Attachment N)
- Appendix 11 – Loading Dock Management Plan (Attachment O)
- Appendix 19 – Stormwater Plans (Attachment K)
- Appendix 20 – MUSIC Model (Attachment L)
- Appendix 25 – Arborist Report (Attachment W)
- Appendix 28 – Clause 4.6 Report – Height of Buildings (Attachment D)
- Appendix 29 – Clause 4.6 Report – FSR (Attachment C)
- Appendix 30 – Draft Plan of Management (Attachment F)
- Appendix 31 – Draft Child Care Centre Emergency Evacuation Plan (Attachment U)

In summary, a number of amendments have been made, and the main changes that have been made to the application are outlined below and discussed in more detail in the attached response to RFI report:

1. The self-storage in basement 1 has been removed. The self-storage is now only located on lower ground and has been included in the updated GFA calculations sheets.
2. The change to the self-storage and GFA calculation has resulted in a decrease in FSR from 3.45:1 to 3.24:1.
3. The floor to floor heights have been increased across the development to facilitate appropriate heights for certain uses.
4. Incorporation of a minimum 1 metre setback to the rail corridor for all structures.
5. Removal of architectural features which breached the 18 metre height control.
6. Revision of the childcare layout in consideration of Councils comments and the proponents childcare expert’s review.
7. The reconsideration of the basement circulation and clearances.
8. Revision of loading facilities throughout most of the development. Other minor amendments to passing bays, loading, access and other minor amendments throughout to respond to DEP comments (refer to response documents attached).
9. Review and amendment to sweep path analysis.
10. Increase to the northern driveway for greater commercial vehicle movement clearances.
11. Reconsideration and revision to all amenities
12. Reconsideration and refinement of the building evacuation and discharge strategy to rationalise ground floor discharge corridors.
13. Rationalisation and redistribution of bicycle parking to lower ground and basement.

14. Aisle widths have been amended to accommodate SRV turning and loading, and loading bays have been modified and rationalised.
15. Ambulance corridor has been increased in width to 1.5 metres.
16. Proposed specialised retail premises have been reconfigured in response to council's comments regarding tenancy size.
17. Proposed 'light industry' tenancies have been reconfigured in response to council's comments regarding tenancy size.
18. The upper floor/mezzanines associated with the ground floor and level 2 tenancies have been removed from the level 1 and level 3 plans.

I trust this adequately responds to the matters raised through the request for information. If you have any further questions, please do not hesitate to contact me on 0437 521 110.

Yours sincerely



James Mathews
Planning Director
Pacific Planning