

6 December 2024

The General Manager
Fairfield City Council
PO Box 21, Fairfield NSW 1860
mail@fairfieldcity.nsw.gov.au

Dear Sir/Madam,

DA 294.1/2023 15-17 Lupin Avenue Fairfield East – Response to Request for Additional Information

We write to Council in response to our previous email correspondence and planning panel meetings held since November 2023 as well as Council's Additional Information Request dated 5 June 2024.

This response to additional information includes the following information prepared to seek Council's assessment and recommendation for a determination to the Planning Panel. The information appended includes:

- Letter to Accompany Amended Proposal dated 29 November 2024 prepared by CPS Planning
- Updated Architectural Resign (Revision H) prepared by Loucas Architects
- Section 4.6 Exceptions to Development Standards Written Variation Request (Floor Space Ratio) prepared by CPS Planning
- Amended Landscape Design prepared by Botanique Design
- Amended Civil Design prepared by Jones Nicholson
- Letter confirming floor to floor levels prepared by Jones Nicholson.
- Amended Traffic Impact Assessment and Support for One Way Traffic Arrangement prepared by TTPP.

In addition to the above, we also advise Council that we have previously responded to urban design comments in our submission to Council from February 2024 which provided further justification to the urban design comments raised by Council in June 2024, which we consider closed as a result of our amended urban design report prepared in February 2024.

We kindly urge Council to consider this application as our final submission package to Council in relation to this development application and that we reemphasise that we are a not-for-profit community housing provider, seeking to provide a 100% social and affordable housing product to the Fairfield Local Government Area. We consider that the exceedance of a floor space ratio is minor in nature and justified by our submission. Most importantly, an overall yield of 39 apartments on the site is a minimum yield in which a community housing provider would be able to achieve a viable product that is not going to compromise the financial objectives of the charitable purpose in which we serve. To provide Council with the certainty that the proposed development will

deliver vital community housing to the Fairfield LGA, we are happy to accept a condition of consent stating 100% of the units can be restricted to affordable housing for a period of 15 years in accordance with the Housing State Environmental Planning Policy.

Furthermore, the minor additional allowance in density affords an opportunity for an additional person/ people within the Fairfield locality to access affordable housing without a serious compromise of the floor space ratio objectives of the zone.

In addition to the information provided to Council, we also advise the following points in relation to Councils submission from June 2024:

- Stormwater Management – Our Civil Engineers, Jones Nicholson, adopted Top of Kerb tailwater level at the existing pit at the corner of Lupin Ave and Belmore St, for the proposed extension of street drainage the upstream catchment has been determined and applied to the proposed pit to reflect hydraulic condition in Lupin Ave. Noting Table 10 from Council's Stormwater Management Policy.
- Stormwater Management – Council provided comment in June 2024 on the Basement Stormwater Layout Plan. Roof downpipes do not connect to the basement pump out pit. Only drainage at Basement level and Lower Basement level is directed to pump-out pit. Additional information can be found in the updated civil design appended to this package.
- Sydney Water – Council has requested approval from Sydney Water in relation to undertaking works for sewer diversion for the line which transects the site. It should be noted that, based on previous experience, Sydney Water does not comment on these matters until such time that physical works are proposed as part of the Construction Certificate process. However, it's not unreasonable for this requirement to be a condition of consent to be imposed by Council.

Finally, it is our view that, if Council still maintains any outstanding issues, that these be addressed as conditions of consent to be addressed prior to either the construction certificate or occupation certificate stage, and that development certainty be obtained for the provision of much-needed affordable housing to the Fairfield LGA.

We look forward to continually working with Council to deliver much-needed community housing to the Fairfield LGA and if you require further information, please do not hesitate to contact the undersigned.

Yours sincerely,



Gareth Bird
Development Manager
BlueCHP Limited