

19 June, 2018



By Email

Cho Cho Myint
Sydney Region West
Planning Services
Department of Planning & Environment

Dear Cho Cho

**Warwick Farm Planning Proposal Proposal to Rezone Land Bounded by Freeman Street,
Nicholls Street and Station Street, Warwick Farm from R3 – Medium Density Residential to
R4 – High Density Residential
LEP Review**

Dear Cho Cho,

I refer to your email of 23 May 2018 and respond as follows.

The subject street block contains 29 properties excluding strata lots, of which 11 are owned by NSW Department of Housing. The attached map shows the location of the same.

With regard to yield, the Planning Proposal provided a conceptual massing diagram, however it was stated within the report (page 7) that the Planning Proposal would necessitate a number of additional studies subsequent to Gateway Determination. It would have been premature to advance the design process to detailed Development Application standard drawings a head of the full suite of constraints and opportunities having been identified and resolved through that process.

The concept Master Plan provided for a yield of 29258 sqm. Page 50 of the Planning Report identified that the same would deliver 291 additional apartments.

David Haskew (Senior Partner)

A: Soper Chambers – Suite 10 / 118-120 Katoomba Street, Katoomba **P:** 0414 407 022

E: david@hdcplanning.com.au

Gilbert de Chalain (Partner)

A: Mezzanine Level - 50 Carrington Street, Sydney, NSW 2000 Australia **P:** 0417 253 416

E: gilbert@hdcplanning.com.au

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Plan showing land owned by the Department of Housing (Shaded Yellow)

It is typical to convert residential gross floor area to apartment yield by dividing the floor area by 90 (typical indicative size of a two bedroom unit). On this basis, the concept massing design would yield 325 apartments. There are 29 properties excluding strata lots. Hence, the indicative yield of 291 dwellings was additional to existing housing stock.

However, subsequent to lodgment of the Planning Proposal Council undertook further independent yield analysis which was relevant to both the subject site and the broader Warwick Farm Strategy. Page 135 of Council's business paper of 26 July 2017 identifies low, mid and high FSR scenarios assuming an R4 zone. Those scenarios are 1.5:1, 2.0:1 and 2.5:1 for low, mid and high respectively.

The site area of the land to which the subject precinct relates is 1.89ha. However excluding the existing multi-dwelling housing development at the northern end of the land, the area of land with redevelopment potential is 1.65ha.

Applying each of those FSR scenarios, the following total development yield would result:

Council Scenario	Yield	FSR	Gross Floor Area	Apartment Yield	Additional Yield
Low		1.5:1	24750	275	246
Mid		2.0:1	33000	366	338
High		2.5:1	41250	458	429

We trust that the above is of assistance to the Department. Please call me at your convenience if we can be of any further assistance.

Yours faithfully,



David Haskew
Senior Partner