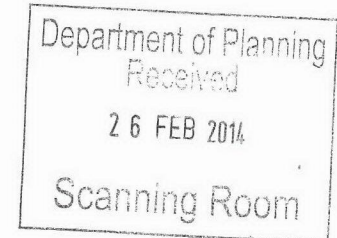




24 February 2014

Ms Rachael Cumming  
Director, Metropolitan Delivery (Parramatta)  
Planning & Infrastructure  
GPO BOX 39  
SYDNEY NSW 2000



Attn: Michael Druce - Planning Officer

Dear Ms Cumming,

**Re: 2-10 Cammarlie Street, Panania – Request for Site Compatibility Certificate**

Council welcomes the opportunity to provide feedback on a Site Compatibility Certificate (SCC) proposed by Housing NSW for the redevelopment of 2-10 Cammarlie Street, Panania for 22 Residential Flat Units and 6 Town House Units.

In relation to impacts of the proposed development on existing land uses in the vicinity of the site, Council cannot support the SCC at this time for the following reasons:

- Residential Flat Building (RFB) Development:
  - RFBs are not permitted in the 2(a) Residential zone.
  - The maximum building height permitted in the 2(a) Residential zone is 2 storeys. The proposed 3 storey built form would be out of character with existing development which is predominantly 2 storey detached dwelling houses.
- Town House Development:
  - The closest form to town house development under Bankstown LEP 2001 is villa development. Villas must not exceed 2 storeys and have a maximum height of 1 storey at the rear. The proposed development would result in a 2 storey built form at the rear which would be out of character with approved rear villa development in the locality.


In relation to likely future use of the land, Council is developing a Local Area Plan for the South West Local Area which includes the Panania centre.

The LAPs will provide evidence-based justification for any changes to the LEP and DCPs. The subject site is located on the fringe of the Panania centre. High density built forms such as RFBs were not envisaged for this location. However, Council would welcome further dialogue with Housing NSW to discuss appropriate options for this location.

In addition to the above, Council questions the identification of Panania as a *potential key commuter railway station* in the supporting material provided by Housing NSW. Panania Station is not accessible and is unlikely to be so in the medium to long term if information in the public domain is considered. Future residents of social housing with mobility issues would not benefit from housing in this location for this reason. Recent upgrades to Panania Railway Station completed in 2011 did not include lift access which is a core attribute of a key commuter railway station. Panania railway station was not included in a list of further upgrades under the Transport Access Program to 36 other railway stations announced by the Minister for Transport in August 2013.

If you would like more information, please contact Alejandra Rojas, Principal Strategic Planner, on 9707 9577.

Yours Sincerely,



James Carey

**Manager, Sustainable Development**