

**Department of Planning, Housing and Infrastructure**

**4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2124**

**12 December 2024**

**Attn:** Michelle Niles  
Senior Planner, Key Sites

**Ref:** SSD-73228210

**Proposal:** Environmental Impact Statement (EIS) for Mixed use development with affordable housing

**Property:** 129-153 Parramatta Road and 53-75 Queens Road, Five Dock

Dear Ms Niles

Council refers to the exhibition notice for the State Significant Development application (SSD-73228210) concerning the mixed-use and affordable housing development at 129-153 Parramatta Road and 53-75 Queens Road, Five Dock.

Council formally objects to the proposal in its current form due to several concerns, as outlined below under the key headings.

Council is in the process of collating the comments from our technical advisors on matters such as landscaping, traffic, stormwater, open space etcetera, which we will submit under separate cover in the coming days.

### **Key Issues**

#### **Public open space**

As per Clause 8.5 of the Canada Bay Local Environmental Plan 2013, at least 2,290m<sup>2</sup> of public open space is required on the site.

The proposed William St Park must be dedicated to CCBC without encumbrances or affectations, and all services for the park must remain independent of the broader development.

The proposal involves inundating William St Park during a 1% AEP storm event, which conflicts with Council's Open Space policies.

#### **Public domain works**

The proposal includes public domain elements such as the extension of existing streets, through-site links, and a public park. However, the design is not compliant with the Kings Bay Precinct Street Design Guide, raising significant concerns.

### **Voluntary Planning Agreement (VPA)**

The applicant has submitted a letter of offer to enter into a VPA for the delivery of the public domain works. However, Council requires further information to advance the VPA to the exhibition stage.

### **Overland flow flood study and management**

The submitted flood impact report shows increased flood conditions downstream, particularly at William Street and Parramatta Road. Mitigation strategies are required to address these impacts and ensure no adverse effects on upstream or downstream properties.

### **Stormwater Design**

The proposed stormwater connections, OSD systems, pipe sizing, and grading do not comply with Council's DCP requirements. Revisions are necessary to ensure compliance and avoid encroachments on public spaces.

### **Operational waste management**


The proposed waste management plan does not meet Council's waste control requirements and requires revision.

### **Traffic mitigation**

The traffic impact assessment has not accounted for the additional uplift associated with the proposed development. The resulting Level of Service (LOS) is unacceptable. Additional mitigation measures must be provided to address the increased impact on the surrounding road network.

Should you require any clarification of the above comments, please contact me or Council's Senior Town Planner, Nima Salek, on 91210278 or email [nima.salek@canadabay.nsw.gov.au](mailto:nima.salek@canadabay.nsw.gov.au).

Yours faithfully

A handwritten signature in blue ink, appearing to be 'SA', with a long horizontal stroke extending to the right.

Shannon Anderson  
Manager, Statutory Planning