
Hi Andrew

Thank you for the request for advice on the Response to Submissions concerning SSD-11429726, which proposes a mixed use development at Eden Street, Arncliffe (the site).

Eastern and South Districts Team provides the following comments:

- the site is now zoned under the Bayside LEP 2021, which includes a savings provision under clause 1.8A;
- the Bayside West Special Infrastructure Contribution (SIC) applies to the site. The Department's Contributions Team will need to be contacted to discuss any requirements and conditions of consent. Peter Kim – Manager Infrastructure Contributions and Agreements, is the most appropriate contact in the first instance;
- Council does not yet currently have an affordable housing contributions scheme endorsed by the Department; and
- no planning proposals are under consideration by the Department which affect the site.

I've also attached our comments concerning Council's Local Housing Strategy, Local Strategic Planning Statement and the Bayside West Precincts Plan 2036.

I trust this information is of assistance.

If you have any further questions please do not hesitate to contact me.

Yours sincerely

Alexander Galea

Senior Planning Officer

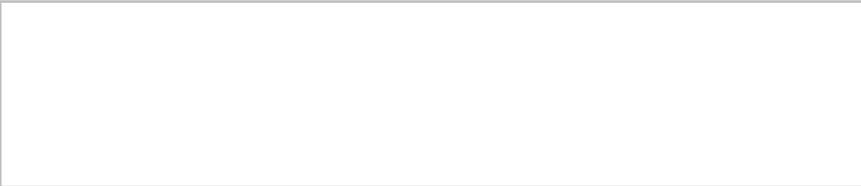
Eastern and South Districts | Department of Planning and Environment

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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Andrew Watson <Andrew.Watson@planning.nsw.gov.au>

Sent: Friday, 11 February 2022 9:11 AM

To: Laura Locke <Laura.Locke@planning.nsw.gov.au>

Cc: David Glasgow <David.Glasgow@planning.nsw.gov.au>

Subject: Request for advice - Response to Submissions - Eden Street, Arncliffe - Mixed Use Redevelopment (SSD-11429726)

Dear Laura,

The Department of Planning and Environment has received a Response to Submissions (RtS) for Eden Street, Arncliffe - Mixed Use Redevelopment (SSD-11429726).

The RtS may be viewed on the Department of Planning Industry and Environment's (Department) Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/40681>.

The Department invites you to provide advice on the Response to Submissions, including advice on recommended conditions by the due date of **Thursday 24 February 2022**.

If you have any enquiries, or difficulties in accessing the RtS documents, please contact David Glasgow on (02) 8275 1182 or via email at David.Glasgow@planning.nsw.gov.au

Kind regards

Andrew Watson

DA Coordinator

Key Sites & Regional Assessments | Department of Planning and Environment

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Our Vision: Together, we create thriving environments, communities and economies.

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Eastern Harbour City Team Submission – Response to Submissions

26-42 Eden Street and 161-179 Princes Highway, Arncliffe Eden Street Communities Plus

Environmental Impact Statement

Bayside Local Housing Strategy

The Bayside Local Housing Strategy was endorsed by the Department on 30 June 2021.

A key objective of the Bayside Local Housing Strategy is to advocate for and collaborate with NSW Land and Housing Corporation on the renewal and expansion of publicly managed social housing, including the creation of planning controls, social and other infrastructure requirements and the renewal of existing infrastructure assets. This SSD is consistent with the actions of the Bayside LHS as it provides for additional affordable housing in the Bayside LGA.

Bayside Local Strategic Planning Statement

Arncliffe is identified within the Bayside LSPS as an urban renewal precinct and will assist in the delivery of 3,500 new dwellings. Arncliffe has been identified as being able to have an immediate impact on reaching the dwelling targets as the planning controls in this area allow for increased development.

Bayside West Precincts 2036 Plan (the Precincts Plan)

The site is located in the Arncliffe Precinct, which forms one of three precincts in the Precincts Plan and is consistent with its following objectives:

- expansion of the Arncliffe and Banksia centres to allow for increased commercial activity and residential living around these transport hubs;
- a new park adjacent to Arncliffe Station;
- increased housing supply in convenient locations, close to transport, jobs and services; and
- a greater mix of land uses, including residential, within sections of the Princes Highway in accessible locations around Arncliffe and Banksia.

Council is investigating the area west of Arncliffe Station for greater master planning and high-quality urban design opportunities. This follows Council deferring the rezoning of this area at the 9 June 2021 Council Meeting.