

5 February 2016

Amy Wilson  
Team Leader Metropolitan Projects  
Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2000

Attention: Brendon Roberts

Dear Ms Wilson

**Re: Amending Council's submission to the Exhibition of State Significant Development Application for Staged Commercial Precinct, West Hoxton (SSD 6407)**

I refer to Council's submission in response to your letter dated 27 October 2015 in relation to the exhibition of State Significant Development Application for Staged Commercial Precinct, West Hoxton (SSD 6407). Following discussions with the applicant, Council wishes to make two minor amendments to its submission. Council wishes to amend point 2 Economic considerations, and point 8 Land and Development Engineering as described below.

With respect to economic considerations, Council accepts the applicant's submission that within the context of the subject development, which is to have a size of no greater than 6000sqm GLA that the only individual tenancy which should have its floorspace limited is the proposed supermarket. Council and the applicant agree that the economic modelling shows that any future supermarket developed on the site should be restricted to a floorspace of no more than 1600sqm GLA. The restriction would not apply to other tenancies. Council therefore amends point 2 of its submission as follows:

2. Economic considerations

The West Hoxton Precinct Retail Demand Assessment (Appendix 8) states that:

*In the context of population growth and the potential sources of expenditure, a neighbourhood centre of up to 5,000sqm to 6,000sqm GLA would be justifiable and sustainable.*

As part of the mix of uses for the proposed neighbourhood centre, the Assessment recommended that a supermarket of no more than 1500sqm be permitted, along with large format retail and other uses as detailed above.

Table 5.8 of the Economic Impact Assessment (Appendix 7) provides estimates of the impacts of the proposal on existing and planned centres in the vicinity of the subject site. It finds that the greatest impact would be on the existing West Hoxton Shopping Centre, located 1.5km to the west of the subject site. The EIA finds that the impact on the existing West Hoxton Shopping Centre would be in the vicinity of a 10% loss of sales in the 2019/20 financial year.

Nevertheless, the locality of Austral is expected to grow significantly, providing a large increase to the scale of demand for retail in the vicinity. The existing West Hoxton Shopping Centre is expected to be subsumed by the larger Austral Town Centre, which will develop as retail demand resulting from increased population increases. The impact on the Austral Town Centre is expected to be less than \$1 million (2.5% of expected sales).

On the basis of the evidence presented, Council supports the proposed development. However, it is recommended that any consent limit the development to no more than 6000sqm Gross Leasable Area, and that the size of any supermarket be limited to no more than 1600sqm GLA.

Council further accepts the applicant's submission that there is no direct nexus between the proposed development and the upgrading of the road, kerb and gutter of Twenty-Seventh Avenue. Council therefore amends point 8 of its original submission as follows:

8. Land and Development Engineering

*Key Engineering Issues*

- On-Site Detention and Water Quality treatment devices will be required for the proposed development site as detailed on the submitted plans;
- The intersection treatment on Fifteenth Avenue will need to consider future upgrade road widening works proposed by RMS;
- The ownership of the proposed internal access road (Pt Lot 8) should be clarified (i.e. whether it is to be private or dedicated as a public road); and
- Kerb and gutter drainage and half width roadworks are required along the full frontage of Fifteenth Avenue.

*Earthworks*

It is recommended that the following conditions regarding earthworks are imposed on any consent issued for this application:

- No retaining walls or filling is permitted for this development which will impede, divert or concentrate stormwater runoff passing through the site;
- Earthworks and retaining walls must comply with the requirements of LDCP 2008;
- The application is to be supported by a geotechnical report prepared by a suitably qualified person to address salinity and/or acid sulfate soils; and
- The quality of the proposed fill must comply with the requirements of LDCP 2008.

Thank you for considering Council's amended submission in regard to this matter. Council would be pleased to discuss these matters further if required.

Should you require any further information on this matter, please contact Graham Matthews, Senior Strategic Planner, on 9821 9156.

Yours sincerely



**Toni Averay**  
Director Planning and Growth