

# **Attachment A18**

**Council Pre-Lodgement Letter**

11 March 2022

Our Ref: 2022/085084  
File No: X087876

Walter Gordon  
Head of Planning and Development  
Meriton Group

By email: [walterg@meriton.com.au](mailto:walterg@meriton.com.au)

Dear Walter

### **Request to amend planning controls – 118-130 Epsom Road, Zetland**

I refer to our meeting on 31 January 2022 about potentially seeking to a change to the planning controls for the site at 118-130 Epsom Road, Zetland (the site) and the material provided in your email dated 7 February 2022.

In our recent discussions you indicated a desire to proceed with lodgement of a planning proposal request to change the planning controls as they apply to the site to change the heights of buildings and introduce lower scale townhouses and substantially increase the height of a tower. There is no increase in floor space contemplated.

Existing residents are likely to have concerns regarding in new high-rise tower. Review after your submission will include whether surrounding residential properties are unreasonably affected by the increased height of a tower in the south western corner of the precinct and that parks have equal of better solar access as a result of the proposal.

The other potential benefits that a planning proposal may bring is a focus on greening, tree canopy and deep soil and as noted, a more diverse housing mix.

This letter provides a summary of the matters to be addressed in any request.

### **Strategic merit**

The City of Sydney's strategic direction begins with the Greater Sydney Region Plan and Eastern City District Plan, which provide the foundations for the strategic objectives outlined in our Local Strategic Planning Statement (City Plan 2036). All requests to change the planning controls are evaluated to ensure alignment with City Plan 2036.

Any planning proposal request must establish the strategic merit of the proposal, including establishing the public benefit of the proposal.

There is an opportunity in changing the planning controls for the site to deliver on wider public benefits, including, but not limited to, a commitment to broader sustainability measures, including stretch BASIX targets and green infrastructure such as dual reticulation (to facilitate the site being able to be linked into any precinct wide water recycling scheme, where it is provided) and provision for electric vehicle charging.

### Site-specific merit

Any planning proposal request must establish the site-specific merit of the proposal.

The following information should be included as part of a planning proposal request:

- detailed urban design analysis, including analysis of options explored and performance of the preferred option's capacity to comply with planning controls including overshadowing of public open space and the Apartment Design Guide;
- wind and noise analysis and proposed impact mitigation measures focusing on siting and layout proposed to be implemented;
- an analysis of urban ecology and trees and contribution of the site towards tree canopy and green cover targets;
- an Arboriculture Tree Impact Assessment Report;
- a traffic and transport assessment, detailing local traffic and transport impacts, assessment of transport infrastructure, public transport, cycle and pedestrian movement, measures to promote sustainable transport;
- a local infrastructure and services assessment, that analyses future residents' access to local infrastructure and services, including appropriate retail and local businesses, and identifies opportunities to service future demand;
- a public art strategy; and
- an ecologically sustainable development strategy including any precinct level green infrastructure.

The City will undertake an assessment of the request and prepare a planning proposal if the proposal demonstrates strategic and site-specific planning merit.

The City's assessment may identify further issues that need to be addressed or require changes to the request.

Nothing in this advice implies endorsement of your request to progress a planning proposal or precludes the City from requesting additional information or changes as part of any assessment of the request.

### Lodgement requirements

Any planning proposal must be lodged in accordance with information available on the City's website at <https://www.cityofsydney.nsw.gov.au/development-applications/request-city-prepare-planning-proposal>

To lodge the request please complete the attached form and prepare the supporting documentation identified in the attached checklist. The form, planning proposal request and supporting studies can be lodged at the NSW Planning Portal at <https://www.planningportal.nsw.gov.au/>

The major application proposal is payable electronically at lodgement. The fee is described in Council's Fees and Charges available on the City's website at <https://www.cityofsydney.nsw.gov.au/policies/revenue-policy-fees-charges>  
Further information for lodgement can be found on the lodgement form.

Should you wish to speak with a Council officer about the above, please contact Tamara Bruckshaw, Manager Green Square and Major Projects, on 9265 9743 or at [tbruckshaw@cityofsydney.nsw.gov.au](mailto:tbruckshaw@cityofsydney.nsw.gov.au)

Yours sincerely,

A handwritten signature in black ink, appearing to be 'GJahn', written in a cursive style.

**Graham Jahn** AM LFRAIA Hon FPIA  
**Director**  
City Planning | Development | Transport

Enclosed:

Lodgement checklist – planning proposal

Lodgement form – request to prepare a planning proposal