

6. Attachment 4

Council Report EAP191-12

- Appendix 1 Andrew Martin Planning: Planning Proposal Report**
- Appendix 2 Aerial Photograph**
- Appendix 3 Zoning Map**
- Appendix 4 Land Use Survey**
- Appendix 5 Planning Proposal (see no. 1 of this information package)**

STUDY OF THE EFFECTS OF THE FLOODING OF THE MICHIGAN LAKE

by
J. H. HARRIS
and
J. H. HARRIS
J. H. HARRIS
J. H. HARRIS



Environment and Planning

MinuteNumber: 865

Council Meeting Date: 07/05/12

30/04/2012 EAP191-12

**Planning Proposal to Add Hotels as a Permissible Land Use
to Zone 11 Employment**

File Number: LP/06/858783

**Director: Environmental Services (PMA)
Report Item**

(Appendices 1 to 5 attached to this report are available electronically only.)

REPORT IN BRIEF

Purpose

The purpose of this report is to inform Council of a Planning Proposal that has been submitted to add hotel as a permissible land use in Zone 11 – Employment across the Local Government Area (LGA), with the particular intention of redeveloping land at 533-541 Princes Highway, Kirrawee for a hotel. This report provides a preliminary assessment of the Planning Proposal and sets out how Council may proceed with the proposal.

Summary

The Environmental Planning and Assessment Act 1979 (EP&A Act) makes provision for a proponent to request the rezoning of land. In response to a formal request Council must consider the broader strategic policy context.

A proposal has been received seeking the amendment of *Sutherland Shire Local Environmental Plan 2006* (SSLEP2006) to include 'hotel' as a permissible land use within Zone 11- Employment. The primary objective of the application is to facilitate a future development application for a hotel at 533-541 Princes Highway, Kirrawee. The applicant makes reasonable justifications in support of their application; however a full assessment of the proposal has revealed a number of concerns relating to the potential use and development of hotels within this zone.

Concern is raised that a hotel is essentially a retail and entertainment land use which does not conform to the objectives and intent of Zone 11. Currently Zone 11 – Employment permits limited opportunity for retail, generally discouraging shops, bulky goods and business premises as defined under SSLEP2006. The rezoning request also represents a departure from Council's policy inherent in *Sutherland Shire Local Environmental Plan 2006* (SSLEP2006) and a departure from the NSW Government's requirement to protect and preserve industrial land, while concentrating office and retail functions in centres. The traditional view has been that industrial land needs to be protected from mounting pressure from non-industrial land uses such as offices and retail activities. This approach seeks to maintain a broad range of employment and industry types locally, supporting local employment and local service provision. This then has the potential to undermine the retail

hierarchy. This hierarchy is also reflected in Council's Late Night Trading policy. The occurrence of hotels scattered through the industrial areas may also have public safety implications.

Having made a preliminary assessment of the planning proposal, it is considered that the proposal to redevelop this particular site for a hotel has some merit in realising the intent of the Draft Subregional Strategy relating to the future of the Princes Highway as an 'Enterprise Corridor'. At a local level, the proposal may provide the impetus for the redevelopment of highly visible land which is perceived to have a commercial character, but constrained by the existing Employment zoning of the land. The site is also opposite the Kirrawee brick pit site which is likely to be retail and residential in nature. While the proposed amendment is not supported in its current form because it would allow hotels across all industrial zones, the redevelopment of the site in question could be facilitated through a Planning Proposal that seeks to amend clause 14 of SSLEP2006 to allow hotel as an additional use specifically at 533-541 Princes Highway, Kirrawee. This approach would confine the presence of hotels in the industrial zone to simply this one site.

REPORT IN FULL

The Land and Locality

The Planning Proposal relates to all Zone 11 - Employment lands across the LGA with specific reference to land at 533-541 Princes Highway, Kirrawee (Lot 1 DP115915).

The case study site (i.e. 533-541 Princes Highway, Kirrawee) is bounded by Princes Highway, Munro Avenue and Bath Road, and is currently occupied by a range of warehouse/factory style buildings. A service station was also previously erected on the site but has been demolished. As such a large portion of the site sits vacant and has been vacant for some time.

The subject land



Zoning – SSLEP2006

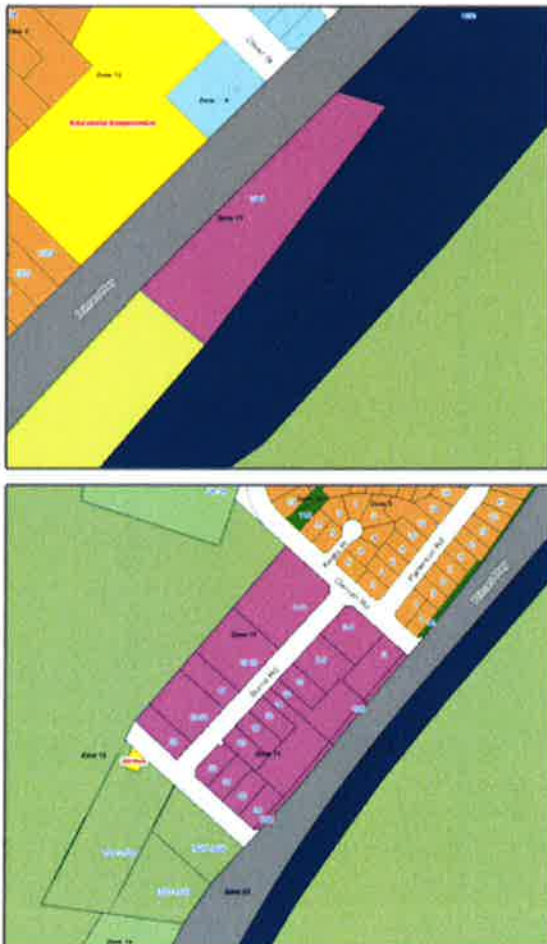


Surrounding development is predominantly industrial but also includes manufacturing, motor showrooms, service stations and the like. Opposite the subject area to the south is the vacant Kirrawee Brick Pit and automotive and related servicing / repair uses. The site is also located within close proximity to Kirrawee Town Centre, including Kirrawee railway station.

A land use survey undertaken in June 2010 highlights a broad range of existing uses in the locality. These uses are detailed in **Appendix 4**. From this table it can be generally gauged that manufacturing, engineering and construction uses predominate. These outnumber the automotive and service related uses that have a significant presence. It is noted that Kirrawee is the second largest industrial area in the Shire. In 2001, the Kirrawee industrial area was the fourth largest employer in the South Subregion with 5,500 jobs (source: Subregional Strategy pg: 24). Manufacturing companies are still the dominant industrial use and of Sutherland Shire's employers, manufacturing accounts for (14%) and construction companies (7%) of jobs (source: Building Employment Opportunities in Sydney's South Study 2010). The Kirrawee area has a significant service industry function that meets the needs of the wider area.

Eight (8) areas of Zone 11 lands across the Sutherland Local Government Area (LGA) are identified within the planning proposal where the proponent seeks to make hotels permissible. These include:

1. Heathcote



2. Engadine



3. Menai



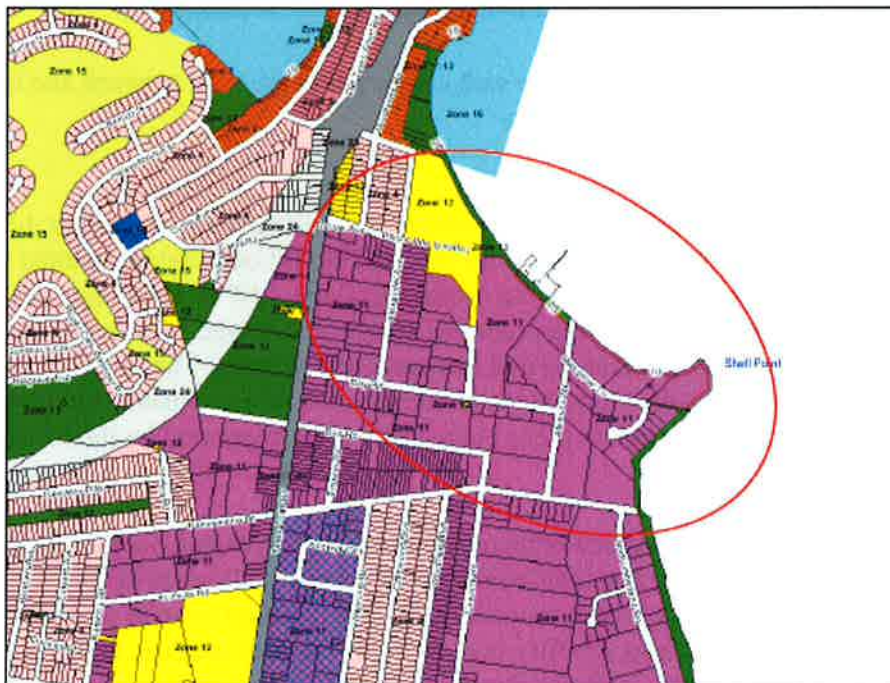
4. Sylvania



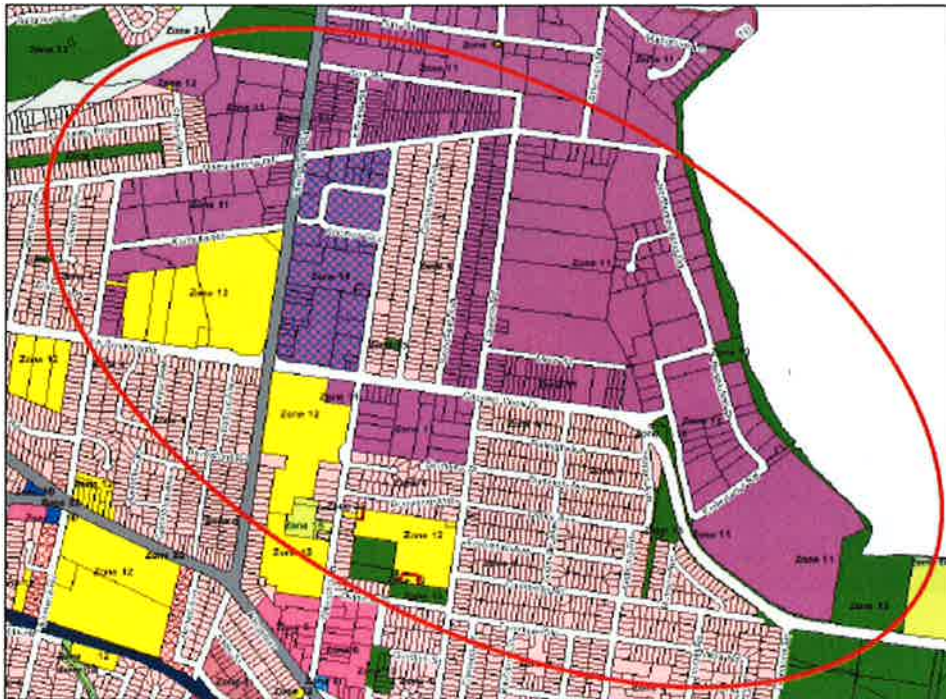
5. Kirrawee



1. Shell Point/Taren Point – North



2. Taren Point South



These areas have a light industrial character, are well connected to the road network and have varying degrees of separation to residential areas.

Statutory Process

The submission is based on provisions of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) that create a statutory process for the making of Local Environmental Plans (LEPs). Under these provisions, the process of making a new LEP or amending an LEP now centres on the preparation of a "planning proposal" which is followed by a "gateway determination" by the Department of Planning and Infrastructure (DP&I). The intent of the provisions is to speed up the time taken to prepare and process a LEP and ensure that State and Council resources are only allocated to those plans likely to be supported by the Minister for Planning.

A planning proposal is usually initiated and prepared by the relevant planning authority (a council), but the guidelines allow a proponent to initiate the process. All requests for rezoning of land follow the statutory process set out in the Act. Council must as part of its assessment, consider the broader strategic policy context. This broader strategic policy context is set out in the Departments Guide for Preparing Planning Proposals and includes:

- consistency with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies);
- Consistency with the local council's Community Strategic Plan, or other local strategic plans, environmental planning instruments, control and policies, including SSLEP 2006 and SSDCP 2006;
- Consistency with applicable state environmental planning policies; and
- Consistency with applicable Ministerial Directions (s.117 directions).

After formal consideration of the submission, council must determine whether the proposal should proceed to the next stage or not. Should Council decide there is merit in a proposal; the proposal will be forwarded to the DP&I for assessment through the gateway process. The gateway is essentially an early assessment of the merits of the proposal to determine whether the proposal is consistent with State objectives and whether it is likely to be ultimately made by the Minister for Planning. Relevant State stakeholders are consulted as part of the gateway process.

Description of Planning Proposal

The planning proposal seeks to add hotel as a permissible land use to Zone 11 – Employment, with the primary objective of the proposal being to allow consideration for a future development application of a hotel at 533-541 Princes Highway, Kirrawee. A concept plan for such an application is provided as Appendix 1 to the Planning Proposal, prepared by Andrew Martin Planning (see **Appendix 1** to this report). By definition a hotel means premises that may provide accommodation and are specified in a hoteliers licence granted under the Liquor Act. In essence a hotel is a pub, which is the land use definition used under the Standard Instrument.

The proposal asserts that at present zone 11 has a similar range of uses to other commercial/business related zones in the Shire. The proposal also proclaims that the list of permissible uses within Zone 11 includes 'nightclubs', 'registered clubs' and brothels which are not too dissimilar to the proposed hotel use, in that they are licensed premises and that in many respects registered clubs have similar activities, employment ratio's, hours of operation, noise levels and licensing aspects to hotels.

The proponent also suggests that the proposed change to Zone 11 would contribute to the diversity, activity, social networks and employment opportunities within the LGA and has the potential to add 'life' and public domain improvements to industrially dominated areas.

Proponent's Justification for the Proposal

The following justification in support of the planning proposal are detailed in Part 4 – Justification of the applicants submission (refer to **Appendix 1**). In summary this includes:

- The proposed change will provide economic diversity.
- The proposed change will improve the development opportunities and development of employment land and will not detract from the viability of Zone 11 for a range of industrial, commercial and services uses.
- 533-541 Princes Highway (the case study site) is currently partly vacant or has a number of individual factory units.

- Likely future employment on this site would be far greater under a hotel use than the current use of the site.
- Based on figures from the operator of the case study site, they expect to employ 46 staff in full and part time roles which achieves the strategic objectives of the zone.
- The planning proposal responds to the expressed preference by Council (and also the Department of Planning and Infrastructure) for a comprehensive review of the Zone 11 permissibility table rather than a 'spot rezoning'.
- A hotel use is commensurate with some of the other uses permitted in Zone 11.
- The inclusion of a hotel use as permissible within Zone 11 will meet the planning objectives and is consistent with the current zoning provisions.
- The proposal will increase opportunities for commercial development.
- The proposal will increase opportunities for additional social and recreational facilities.
- The proposal will bring likely improvements within the public domain as a result of future development.
- The proposal will bring improved built form outcomes resulting from architecturally designed hotel buildings as opposed to architecturally benign warehouse/factory style buildings within the zone.
- The proposal will bring increased potential influx of varied full time and part time employment opportunities within Zone 11.
- The proposal will allow for appropriate transition/interface between different zones/land uses.
- A hotel use is consistent in character with other acceptable uses within Zone 11 such as registered clubs and night clubs.
- The proposed use has the potential to deliver substantial positive economic, social and environmental impacts to the area.
- The proposal will foster additional opportunity to provide diverse, accessible and local jobs and meet public domain and sustainability objectives.
- The proposal will assist in preventing a monotonous industrial character with no activity at night.

Amended Planning Proposal

A preliminary assessment of the planning proposal revealed a number of concerns relating to the ambiguity in the applicants desires for redevelopment at 533-541 Princes Highway, Kirrawee. The original application presented preliminary sketches for a proposed hotel and bottle shop on the site, however, upon investigation concerns were raised that the applicants main intention was for a large scale retail bottle shop or bulky goods retailing. If hotels were a permissible land use, bottle shop sales would only be permissible if they were ancillary to the main use of the site as a hotel. Correspondence was made with the applicant in relation to this issue and the plans were revised were subsequently submitted showing an attached bottle shop. However, this component would still need to be ancillary to be permissible even under the proposed rezoning. This is essentially a matter to be considered within a development application.

Preliminary Assessment of the Planning Proposal

The proposal must be considered in the context of the relevant planning framework below:

(a) S.117 of the EP&A Act 1979 - Ministerial Directions

Under section 117 of the EP&A Act the Minister for Planning has issued Local Planning Directions that planning proposals must be consistent with. In this case the following planning directions apply:

- 1.1 Business and Industrial Zones - inconsistent
- 3.4 Integrating Land Use and Transport – consistent
- 6.1 Approval and Referral Requirements - consistent
- 7.1 Implementation of the Metropolitan Strategy - consistent

Specific comment is warranted in relation to Directions 1.1 Business and Industrial Zones

i. Loss of industrial land

It is considered that the planning proposal is inconsistent with the objectives (b) and (c) of this direction. These are:

- (b) protect employment growth in suitable locations,*
- (c) support the viability of identified strategic centres.*

The proposal to add hotel as an additional permissible use across Zone 11 has the potential to result in a significant loss of industrial land and displace industrial uses. As such the proposal is contrary to the objective of protecting industrial land. Concern is raised that introducing new uses, such as hotels and their ancillary retail, may act to place upwards pressure on land values and rents. This will have the effect of pushing out industrial uses that can no longer afford to pay higher land values/rents, yet may be important land uses in their own right.

ii. Impact on Centres

The range of uses sought by the planning proposal would compete with activities located in centres. Hotels on cheaper industrial land would compete with hotels on more expensive land within centres. Centres are appropriate locations for hotels and their viability should not be jeopardised. There is ongoing pressure from retailers and businesses, (including supermarkets who retail in liquor and licensed premises) to locate in industrial areas where the land is cheaper and where it is more common to find large land holdings in single ownership. This would not be a level playing field as uses in centres may be placed at a competitive disadvantage, given they pay a higher price for their land and rent.

Centres policy has underpinned planning strategies for decades. Office, retail and commercial activities are encouraged to locate in centres due to the diverse benefits of concentrating activities in centres where there is an array of services and public transport linkages near to residential catchments. Centres policy is reflected in the NSW Metropolitan Strategy that sets the guiding framework for future development and growth of the Sydney Metropolitan Area over the next 25 years. The subregional strategy key action B4.1.1 states that retail uses will be located primarily in centres, business development zones and enterprise corridors.

Retail activity in the form of hotels is not envisaged in zone 11, including the Kirrawee employment zone as it is not a centre. The zones principal function is to provide for industrial uses. The planning proposal seeks to reinvent the role and function of the Zone 11 by introducing a new retail use. This is contrary to the function of this zone, centres policy and the subregional strategy. However, an assessment of the case study site (i.e. 533-541 Princes Highway), demonstrates that there is a benefit from a hotel use being located at this particular point on the Princes Highway, which is an Enterprise Corridor within the South Subregional Strategy. The subregional strategy through key action B4.1.1, states that retail uses will be located primarily in such enterprise corridors. In addition the site also benefits from its proximity to Kirrawee shopping centre and train station, with a distance of approximately 400m and 500 respectively. This is in addition to the brick pit site that is located almost opposite that will mostly likely be developed as a retail and residential project, bringing commercial functions to the Princes Highway close to the subject site. In this regard it is expected that a hotel use on this site will be less isolated amongst an industrial/manufacturing dominated zone than would generally be the case if hotels were permitted throughout the zone.

(b) South Subregion - Draft Subregional Strategy 2007 (Subregional Strategy)

The Draft South Subregional Strategy was prepared by the Department of Planning and Infrastructure (former Department of Planning) in 2007. The draft strategy sets out objectives for supporting economic development in the south sub-region through a series of objectives and actions relating to the economy, employment, centres and corridors.

i. Category 1 Employment Land

A key direction of the *Subregional Strategy* is to retain strategic employment lands. Kirrawee, in which the applicants case study site is located, is identified as Category 1 employment land and is strategically important and should be retained for future industrial purposes. The draft subregional strategy notes that category one sites are those which presently function as industrial areas and provide a regional/national economic role (including light manufacturing) or subregional role (such as manufacturing distribution links in supply chains or utilities such as bus depots and water supply) or even a local role (such as auto repairs, local business services and trade supplies including building and plumbing).

The classification of Category 1 land does not mean that sites cannot be intensified or redeveloped. The subregional strategy recognises the need for modern industrial requirements and the creation of additional employment and economic benefits, however, it encourages that the redevelopment or intensification of such land occurs within the range generally allowed under current zones.

Under SSLEP2006, hotels are not permissible, however similar uses such as nightclubs and registered clubs are. Again the applicant states that the use of a hotel is commensurate in character with these permissible uses.

The planning proposal, as submitted would not meet the intent of the subregional strategy in retaining such employment lands for future industrial purposes. However, consideration of the planning proposal and the intention for redevelopment of the case study site (i.e. 533-541 Princes Highway), presents an opportunity for land uses outside of Zone 11 employment, given the locational context of the site, it's incorporation under the subregional strategy as an enterprise corridor and the potential construction/redevelopment of the Brick Pit site.

ii. **Enterprise corridors**

The draft strategy identifies the Princes Highway as a 'potential enterprise corridor'. Enterprise corridors are generally located along major arterial roads and provide low-cost accommodation for a range of local and regional services, including offices, light industry, showrooms, building supplies and retail. They are envisaged to form a valuable buffer between the road and surrounding residential development. The draft strategy clarifies that while an entire road may be considered an Enterprise Corridor, the same zoning does not need to apply to entire length of the road.

The location of the subject land, opposite the Brick Pit and in relative close proximity to retail and restaurant uses within Kirrawee Town Centre suggests that the area as a whole may be appropriate for consideration as part of the enterprise corridor. The current and/or most recent use of the land for service station, further contributes to this character, and the subject land serves as a buffer between the Princes Highway and the industrial development to the north. Furthermore, consideration of the site and adjacent properties as part of the enterprise corridor would further compliment the commercial and residential uses proposed within the former Brick Pit site.

The proposed LEP amendment is supportive of economic activity along the Princes Highway, consistent with the strategic direction of the Draft South Subregional Strategy in creating/supporting an 'enterprise corridor' along the Princes Highway. The focus of activity around the intersection of Bath Road, Munro Street and the Princes Highway may result in an economic node at this intersection.

(c) **Sutherland Shire Local Environmental Plan 2006 (SSLEP2006)**

The planning proposal relates to Zone 11 – Employment. The objectives of this zone are:

- (a) *to ensure development supports the role and functioning of employment areas,*
- (b) *to promote appropriate development that will contribute to employment generation and the economic growth of Sutherland Shire,*
- (c) *to provide for a range of related land uses to provide direct services to employees,*
- (d) *to provide for development for the purposes of shops and businesses ancillary to other development carried out on the land concerned,*
- (e) *to provide for bulky goods premises only on selected sites.*

The uses permitted within the zone reflect the industrial character of the zone and include: *advertisements, animal boarding or training establishments (not including a riding school), arts and crafts centres, awnings, brothels, bulky goods premises (but only on land identified on the map for such a purpose), bus depots, business identification signs, car parks, childcare centres, community facilities, convenience stores, dwelling houses ancillary to other permissible uses, food shops, generating works, high technology industries, industries, junk yards, liquid fuel depots, maritime activities, motor showrooms, nightclubs, passenger transport facilities, places of public worship, recreation areas, recreation facilities, registered clubs, repair centres, road transport terminals, roads, service stations, service support industries, sex shops, utility installations, vehicle and mechanical repair premises, vehicle rental centres, veterinary hospitals, warehouses, waste recycling and management centres.*

The proposal seeks to add hotels as a permissible use to Zone 11 – Employment under SSLEP2006. However, concerns are raised as to the impact this would have diminishing the opportunity for employment activities in line with the zone objectives. The applicants intention is to construct a hotel at 533-541 Princes Highway, Kirrawee. This represents an intensification of the non-industrial capacity of the land and effectively has the potential to extend the commercial activity of Kirrawee Town Centre onto the northern side of the Princes Highway. The key consideration for Council here is whether this would be consistent with its future strategic direction for the Kirrawee Zone 11 - Employment area, particularly, having consideration for the subregional strategy and the designation of the Princes Highway as an enterprise corridor.

(d) Draft Sutherland Standard Instrument Local Environmental Plan (DSILEP)

Council is currently in the process of reviewing SSLEP 2006 in accordance with the Standard Template provided by the Department of Planning and Infrastructure.

As part of this review Council is looking at all existing Zone 11 areas and allocating, in accordance with the standard template, their respective zones. Council has already considered this transfer for a number of properties (see confidential report SDC001A-11). It is appropriate that council consider how this current planning proposal best fits into its future land use strategy.

Consideration of the Initial Planning Proposal

(a) Loss of employment lands

The proposal as submitted by the applicant raises issues relating to the potential loss of employment lands and an increase in retail activity that does not conform to the objectives of Zone 11 - Employment. This represents a significant departure from Council's long standing policy inherent in *Sutherland Shire Local Environmental Plan 2006* (SSLEP2006). It also represents a departure from the NSW Governments requirement to protect and preserve industrial land, while concentrating office and retail function in centres. The proposed addition of hotels as a permissible land use to Zone 11 – Employment across the entire Local Government Area (LGA) is therefore not be supported.

The case study site, known as 533-541 Princes Highway, Kirrawee, is the motive for the planning proposal and presents site specific opportunities for redevelopment and intensification. This site and those neighbouring that front the Princess Highway benefit from being part of an enterprise corridor, as identified in the Subregional Strategy. Furthermore, consideration of the site and adjacent properties as part of an enterprise corridor would further compliment the commercial and residential uses proposed within the Brick Pit site.

On option open to Council is to apply a commercial zone, Zone 8 Urban Centre, to the subject site to facilitate its use as a hotel. However, it is considered that a commercial zone would not work essentially because market pressure would result in the site being used for general retail uses, a supermarket, or bulky goods retailing. These land uses are the retail sectors undergoing growth and expansion where Council is regularly contacted seeking large sites, particularly in our of centre locations. Yet these are also the uses most needed in centres where residential density is concentrated. Maintaining zone 11 on the subject site ensures the predominant uses permissible on the site are for those related to industrial uses and only adds hotel as an additional use. A commercial use would allow a large retailer of alcohol to be permissible as well as a hotel. The option of maintaining the Employment zone does not add any other uses that would compete with a town centre nor does it take any uses away as would be the case if it were given a commercial zone.

Option of Proceeding with a Site Specific Additional Use

The proposed amendment to Zone 11 is not supported in its current form. However, the intention of encouraging the economic use of the land at 533-541 Princes Highway, Kirrawee is supported. Therefore an alternative planning proposal is recommended to Council which restricts the permissibility of hotels to 533-541 Princes Highway, Kirrawee.. It is recommended that Clause 14 of SSLEP2006 be amended by adding the following:

Column 1 Land	Column 2 Development for the purpose of the following	Column 3 Requirements
533-541 Princes Highway, Kirrawee	Hotels	Floor space ratio shall be limited to a maximum of 1:1.

The recommended approach compliments those surrounding uses and reinforces the role of Kirrawee Town Centre. It would provide for an important land use connection given the potential increase in residents and the extension of Kirrawee shopping village down to the Princes Highway with the redevelopment of the Brick Pit. The approach also compliments the sites designation as a potential enterprise corridor under the subregional strategy.

As the planning proposal is not associated with a development application for the land, the final outcome of development is not known at this stage. Any proposed development on the land will be required to submit a development application and be subject to a merit based assessment.

One of the primary issues facing new applications for hotels is the management and minimisation of conflicts arising from such uses and the protection of residential amenity. However, after detailed investigation and assessment of the planning proposal application and all applicable planning legislation, Council staff have determined that the case study site (533-541 Princes Highway, Kirrawee) has the capacity to support hotels as a an additional land use. The redevelopment of the site as a hotel presents a sensible location for a hotel due to the minimisation of amenity impacts on surrounding areas (including residential), yet the visibility of the site to the Princes Highway. This is mainly due to the fact that the site:

- is physically separated from surrounding residential areas by the Princes Highway and surrounding Zone 11 - Employment lands;
- has good access to transport with the site being located on the Princes Highway and within walking distance to Kirrawee station;
- presents low amenity impacts such as noise given the sites separation from surrounding residential areas and the surrounding noise levels;
- is in a highly visual location which supports pedestrian safety at night; and
- is in close proximity to Sutherland police station.

This is in line with the approach taken by SSDCP2006 as it relates to minimising amenity impacts for Late Night Trading premises through the following objectives contained in Section 7 of Chapter 9.

- a. To manage the adverse impacts of late night trading premises in order to protect neighbourhood amenity and property, particularly residential land uses;
- c. To support appropriate local facilities that enhance neighbourhood amenity through;
- f. To ensure that outdoor activities are appropriately managed;
- g. To encourage the establishment of late night trading premises on land that is well located in terms of its proximity to centres and public transport;
- h. To ensure the safety of patrons and staff through the responsible management of late night trading premises and their surrounding environment; and
- i. To encourage the establishment of late night trading premises which activate the street and shopfront by including uses which operate during the day and not exclusively at night.

Conclusion

The Planning proposal as submitted to add hotels as an additional permitted use to Zone 11 Employment under SSLEP2006 is not supported because it will introduce more competition in the industrial zones and take appropriate land uses away from centres. However, an amended proposal to add a hotel as an additional permissible use specific to the site/s at 533-541 Princes Highway, Kirrawee is supported. This way forward responds to the locality of the site and the nomination of the Princes Highway as an enterprise corridor under the South Subregion Subregional Strategy.

While Council officers deem this the best strategy to progress the planning proposal, the Department of Planning and Infrastructure has been reluctant to support previous planning proposals seeking similar amendments to clause 14 of SSLEP2006. However, the Department is increasing showing more flexibility in meeting local councils needs. Given that the two alternative zoning options of facilitating the development have fundamental short comings, it is recommended that council proceed on this basis.

Report Recommendation:

1. That the planning intent to encourage redevelopment of the land at 533-541 Princes Highway, Kirrawee (Lot 1 DP115915) for a hotel be supported in principle.

2. That a Planning Proposal which amends Clause 14 of SSLEP2006 as follows be supported:

(a) insert the following:

Column 1 Land - 533-541 Princes Highway, Kirrawee

Column 2 Development for the purpose of the following - hotels

Column 3 Requirements - Floor space ratio shall be limited to a maximum of 1:1.

3. That this amendment to SSLEP 2006 be prepared as an independent Planning Proposal and forwarded to the Minister for Planning for determination in accordance with the Environmental Planning and Assessment Act 1979 and the relevant regulations.

Planning Proposal to Add Hotels as a Permissible Land Use to Zone 11 Employment

To view the document: *double click on Icon and select 'View'*
To print document: *select 'File', then select 'Print'*
To return to report: *select 'File', then select 'Exit'*

As some diagrams may be in 'landscape' format, it may be necessary to rotate or magnify by using the icons on the toolbar.

Appendices

Appendix 1 – Andrew Martin Planning: Planning Proposal Report



Letter from Andrew Martin Planning.pdf

Appendix 2 – Aerial Photograph



Aerial Photograph cnr Princes Highway & Munro Ave.pdf

Appendix 3 – Zoning Map



Zoning Map Princes Highway Munro Ave.pdf

Appendix 4 – Land Use Survey



Kirrawee Land Use Survey.doc

Appendix 5 – Planning Proposal



Planning Proposal 533-541 Princes Highway.pdf

Committee Recommendation:

1. That the planning intent to encourage redevelopment of the land at 533-541 Princes Highway, Kirrawee (Lot 1 DP115915) for a hotel be supported in principle.
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 - (a) Insert the following:

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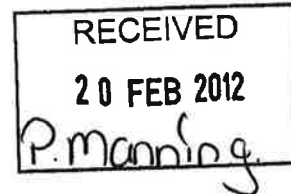
Council Resolution:

That consideration of the report “Planning Proposal to Add Hotels as a Permissible Land Use to Zone 11 Employment” be deferred subject to the applicant providing preliminary concept designs prior to consideration, submission of reports from the Police and Community Services and details of accommodation facilities.



15th February 2012

General Manager
Sutherland Shire Council
Locked Bag 17
Sutherland NSW



Att: Paul Manning

RE: 533 – 535 Princess Highway Kirrawee
LP/06/356126

We refer to the recent planning proposal and wish to respond to Council's letter dated 31st January 2012 on behalf of the owners and the applicant Hosking Munro Pty Ltd.

Enclosed under this cover is an updated Planning Proposal dated February 2012. The only change to the document relates to the proposed case study and the plan attached to that case study. The plan now shows the bottle shop integrated with the hotel. There is no intention to have a primary retail packaged liquor outlet on the site. Any retail sales of packaged liquor will be associated with the hotel use. Thus we confirm that it is the owners intention to operate a hotel with a bottle shop as opposed to a retail outlet.

The letter identifies the three options available to permit a hotel use on the subject site. In our opinion option 2 is the most appropriate method but as you note the subject Planning Proposal is broad based in accordance with the initial advice provided by Council.

We await Council's further advice and position in relation to the revised planning proposal.

Should you wish to discuss the above please do not hesitate to contact the undersigned.

Regards,

A handwritten signature in cursive script, appearing to read 'A Martin'.

Andrew Martin *MPIA*
Planning Consultant

Encl.

PLANNING PROPOSAL

REZONING APPLICATION TO PERMIT HOTELS in the Zone 11 Employment Zone

November 2011(Updated Feb 2012)

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Part 1 - INTRODUCTION

This report has been prepared by Andrew Martin Planning Pty Ltd for the land owners seeking the amendment of *Sutherland Shire Local Environmental Plan 2006* ('SSLEP') to include a 'hotel' as a permissible use within Zone 11 (Employment). This report is structured as a Planning Proposal and follows the relevant guidelines of Sutherland Shire Council and the Department of Planning. The proposal provides justification in line with the 'Gateway' assessment criteria provided by Part 3 of the *Environmental Planning and Assessment Act, 1979* ('EP&A Act 1979').

The report outlines the characteristics of the Sutherland Shire ('the Shire'), the strategic planning and zoning framework of the *Metropolitan Plan for Sydney 2036*, *Sutherland Shire Local Environmental Plan 2006* and *Sutherland Development Control Plan*. Consideration is given to the community planning document *Our Shire, Our Future, Shaping the Shire to 2030* and the future strategic directions under the new *Standard Instrument Principal Local Environmental Plan* for Sutherland which is currently in the early stages of drafting.

The primary objective of this proposal is to allow consideration of a future Development Application for a hotel within Zone 11 in Kirrawee. Details of this future application are provided in Annexure A as a case study. This submission responds to the expressed preference of Council staff for a comprehensive review of Zone 11 to allow a hotel use, rather than a site specific spot rezoning to allow the development.

Seven pockets of Zone 11 lands exist within the Shire. These areas have a light industrial/urban services character, they are well connected with roads, rail and transport and have varying degrees of separation to residential areas. Zone 11 is generally connected to other business related zonings such as mixed use, urban centre, local centres and multi-unit residential.

The aim of Zone 11 is to provide for industrial, employment and related uses to boost the local and regional economy and to provide a range of employment opportunities with good access to transport, parking and facilities. These areas are to be retained for commercial uses and to provide a location for commercial and industrial related uses with an appropriate degree of separation from more 'sensitive' residential and community uses. Currently numerous industrial style employment generating activities co - exist with residential lands with little or no adverse impacts.

Currently, Zone 11 has a similar range of uses to the other business/commercial related zones in the Shire. The list of permissible uses within Zone 11 includes 'nightclubs' 'registered clubs' and 'brothels' which are not dissimilar to the proposed 'hotel' in that they are all licensed premises. In many respects registered clubs have similar activities, employment ratios, hours of operation, noise levels and licensing aspects. The inclusion of a hotel as a permissible use is not likely to result in extensive hotel developments within the Shire but will promote commercial opportunities consistent with the pattern and range of existing permissible uses. The proposed change contributes to diversity, activity, social networks and employment opportunities within Sutherland and has the potential to add 'life' and public domain improvements to industrially dominated areas. Of course, each proposed hotel would come under the microscope as part of the assessment and determination of any future development application for a hotel use. This decision would be based on individual merits and suitability. Any future hotel use will be the subject of a thorough assessment under Section 79C of the EP&A Act 1979, under which individual issues such as acoustics, traffic and parking, BCA, built form and landscaping will be assessed in detail.



It is considered that a hotel use would have potentially less environmental impacts than many of the currently permissible uses and would expand commercial viability, increase employment diversity and improve night-time activity and security through passive surveillance and generally improve the public realm.

This report finds no unexpected or adverse conflicts created as a result of the proposed amendment. The proposal accords with metropolitan and Council planning objectives, is in the public interest and satisfies the overarching objectives of the EP&A Act 1979.

An example of a future development application is provided as example of a future hotel use within Zone 11 to reflect the intended application for a hotel in Kirrawee. An outline of specific opportunities and constraints and opportunities associated with this proposed development will be discussed as a theoretical case study.

Part 2 - OBJECTIVES AND INTENDED OUTCOMES

This report constitutes a Planning Proposal seeking the amendment of *Sutherland Shire Local Environmental Plan 2006* zoning provisions to expand the permissible uses for Zone 11 to allow a 'hotel' use.

This submission has been discussed with Sutherland Shire Council in relation to the suitability of the use and the opportunity of expanding the range of employment opportunities within Zone 11.

This proposal is submitted for assessment and determination under Part 3 of the EP&A Act 1979 in line with the general reconsideration of planning within the Shire pursuant to the Standard Instrument Template and the Gateway Determination.

Objectives

The objectives of this Planning Proposal are:

- To provide an overview of the Sutherland Shire context, explore current zoning provisions with specific reference to Zone 11 areas within the Shire;
- To explore the composition and status of existing employment zones within the Sutherland Shire;
- To outline the existing and future strategic directions for employment lands, specifically Zone 11 in line with Sutherland Shire's Council's Strategic Plans, the Metropolitan Plan for Sydney and the Standard LEP Template;
- To justify the expansion of permissible land uses within Zone 11 to allow approval of a hotel use and to discuss opportunities, constraints, sensitivities and potential conflicts associated with this use;
- To justify the proposed zoning amendment in line with the 'Gateway' assessment criteria under Part 3 of the EP&A Act 1979;
- To demonstrate the net community benefits of the additional use at a local and metropolitan level.



Overview of Sutherland Shire Local Government Area and Planning Objectives and Land Use Zones
Structure and Character of Sutherland Shire

Sutherland Shire is located at the southern coastal border of the Sydney metropolitan area, approximately 26 kilometres from the Sydney CBD. Sutherland Shire is bounded by Bankstown City and the Georges River in the north, the South Pacific Ocean in the east, Wollongong City and Royal National Park in the south and Deadman's Creek, Woronora Dam and Campbelltown and Liverpool Cities in the west. The total area of the local government area is some 370 square kilometres.

The Shire comprises the suburbs and localities of Alfords Point, Bangor, Barden Ridge, Bonnet Bay, Bundeena, Burraneer, Caringbah, Como, Cronulla, Dolans Bay, Engadine, Grays Point, Gymea, Gymea Bay, Heathcote, Holsworthy (part), Illawong, Jannali, Kangaroo Point, Kareela, Kirrawee, Kumell, Lilli Pili, Loftus, Lucas Heights, Maianbar, Menai, Miranda, Oyster Bay, Royal National Park, Sandy Point, Sutherland, Sylvania, Sylvania Waters, Taren Point, Waterfall, Woolooware, Woronora, Woronora Dam (part), Woronora Heights, Yarrawarrah and Yowie Bay.

A significant portion of the Shire is occupied by natural bushland such as the Royal National Park. Sutherland is geographically bound by natural features such as Port Hacking, Bate Bay, Botany Bay and the Georges River.

The Shire is the second most populated local government area in NSW with an estimated residential population of 215,000. Consequently, the area is primarily developed with residential uses but also contains substantial industrial, commercial and rural uses. The Princes Highway and the Illawarra and Cronulla railway lines form the major transport corridors and railway stations are provided at Caringbah, Como, Cronulla, Engadine, Gymea, Heathcote, Jannali, Kirrawee, Loftus, Miranda, Sutherland, Waterfall and Woolooware. The shire is well connected to the Sydney CBD and the Illawarra region.

Residents benefit from the surrounding natural beauty as well as the health and recreation benefits provided by close access to bushland and beaches such as Cronulla, North Cronulla, Gunnamatta Bay, Wanda, Elouera, Greenhills, Gunyah, Silver and Hordens Beaches and a network of parks. The shire also contains significant cultural attributes such as Aboriginal heritage and the site of Captain Cook's first landing.

A large 'centre' is located within the suburb of Sutherland. Smaller employment centres are also provided at Cronulla, Menai, Miranda, Heathcote, Kumell, Taren Point, Kirrawee, Engadine, Caringbah, Sylvania. Lucas Heights contains ANSTO which is regarded under the South Subregional Strategy as 'magnet infrastructure'. This site is earmarked to generate significant scientific, industrial and educational opportunities.

Miranda and Caringbah are identified in the SS Strategy as being Town Centres.





Map 1. Sutherland Local Government Area

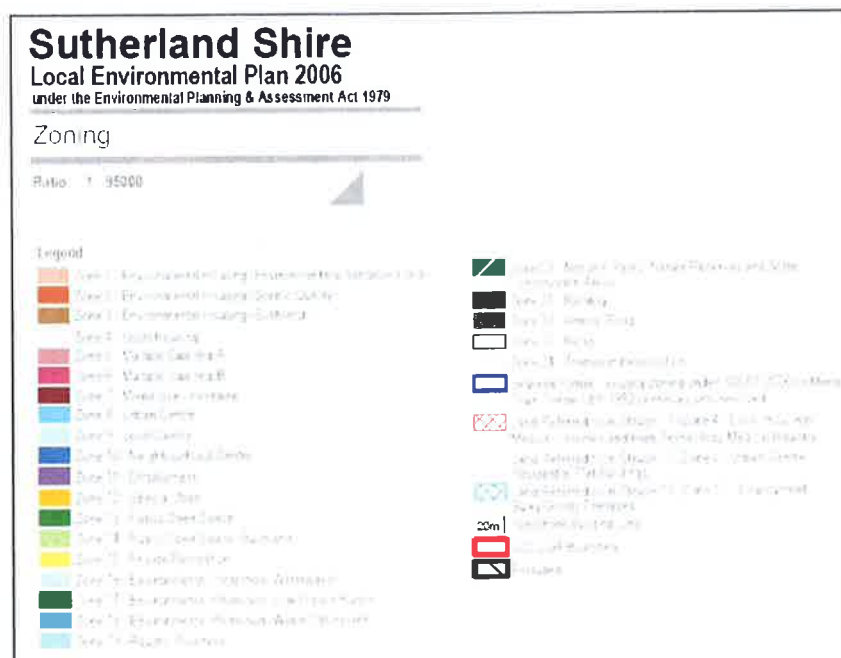
Strategic Planning Framework of Sutherland Shire

Strategic planning is governed by various layers of policy, the *Metropolitan Plan for Sydney 2036*, *Sutherland Shire Local Environmental Plan 2006* and *Sutherland Development Control Plan 2006*. The future planning objectives for the Shire are also included in 'Our Shire, Our Future - Our Guide to Shaping the Shire to 2030'. These policies are discussed in detail below. Following a review of these documents, the overarching planning objectives for Sutherland are taken to be:

- To protect the natural environment, heritage and cultural significance of the Shire;
- To manage development and land uses efficiently so as to reduce adverse impacts on the environment and the liveability of the area;
- To provide a range of accessible housing opportunities to cater for population increase and demographic change;
- To consolidate infrastructure, promote urban renewal and provide efficient transport networks;
- To increase the range and proportion of local jobs and boost local economy to 'decentralise' employment;
- To provide a safe, healthy and cohesive community.

Zoning Context

The SSLEP contains the following range of land use zones:



Excerpt from SSLEP2006 zoning maps

Land use zones which relate directly to employment are:

- **Zone 7 Mixed Use – Kirrawee**
- **Zone 8 Urban Centre**
- **Zone 9 Local Centre**
- **Zone 10 Neighbourhood Centre**
- **Zone 11 Employment**

The above land use tables within the SSLEP allow a similar range of commercial oriented uses to Zone 11 and provide for employment and business within the Shire. Permissible uses also include some community and recreational uses.

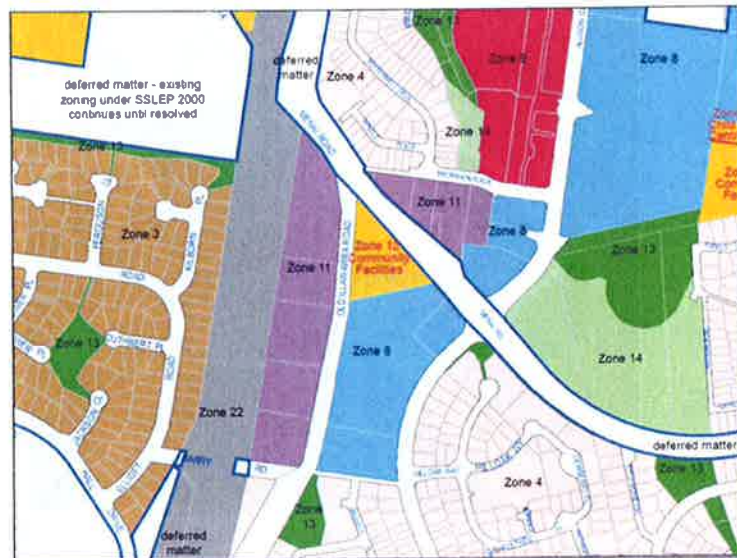
The amendment put forward in this Planning Proposal relates specifically to **Zone 11 – Employment Land** which is coloured purple on the SSLEP zoning maps. The areas of Zone 11 provided in the Sutherland Shire and indicated in following excerpts from SSLEP 2006.



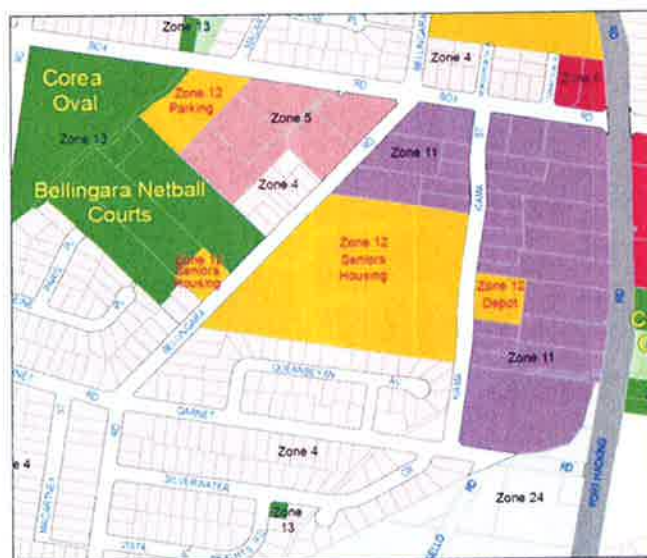
Engadine



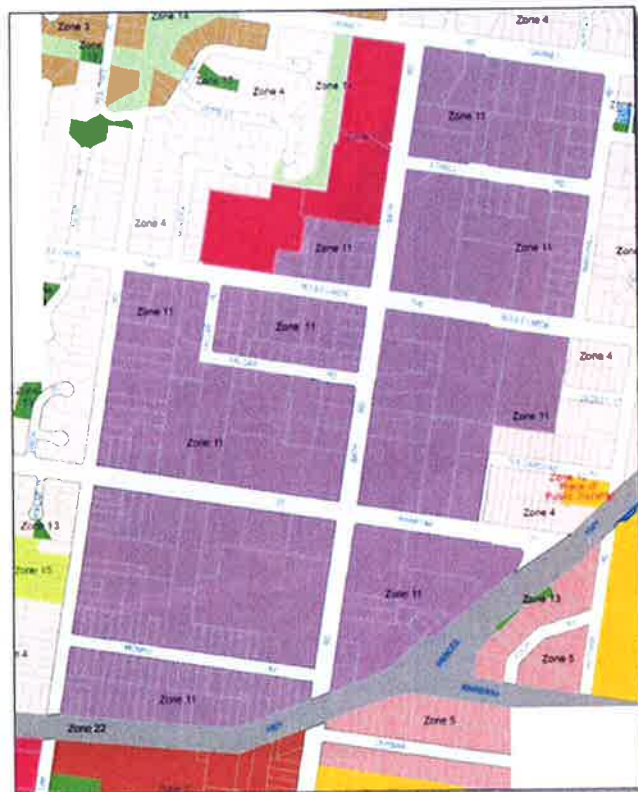
Engadine - South



Menai



Sylvania



Kirrawee



Shell Point/Taren Point - North



Taren Point –South

Part 3 - EXPLANATION OF PROVISIONS

Proposed amendment to Zone 11

This proposal seeks specifically to amend the land use table to include a hotel as permissible with consent in Zone 11—Employment.

A hotel is defined in the SSLEP as 'a premises that may provide accommodation and are specified in a hotelier's licence granted under the Liquor Act 1982'

Following is an excerpt from the Land Use Table for Zone 11:

Development allowed without consent includes: bush fire hazard reduction work, drainage and exempt development.

Development allowed only with consent includes: Development (other than development included in item 2) for the purpose of: advertisements, animal boarding or training establishments (not including a riding school), arts and crafts centres, awnings, **brothels**, bulky goods premises (but only on land identified on the map for such a purpose), bus depots, business identification signs, car parks, childcare centres, community facilities, **convenience stores**, dwelling houses ancillary to other permissible uses, **food shops**, generating works, high technology industries, industries, junk yards, liquid fuel depots, maritime activities, motor showrooms, **nightclubs**, passenger transport facilities, places of public worship, recreation areas, recreation facilities, **registered clubs**, repair centres, road transport terminals, roads, service stations, service support industries, sex shops, utility installations, vehicle and mechanical repair premises, vehicle rental centres, veterinary hospitals, warehouses, waste recycling and management centres. Demolition not included in item 2.

Currently, other licensed premises such as *brothels*, *nightclubs* and *registered clubs* are permissible in Zone 11 as are community centres, convenience stores and recreational facilities. A hotel use is commensurate in character with these permissible uses. Given the existence of a number of very similar licensed and night-time premises, it is considered that a hotel use without residential accommodation is appropriate for the zone.

The proposed amendment is consistent with the following objectives of Zone 11:

- (a) to ensure development supports the role and functioning of employment areas,
- (b) to promote appropriate development that will contribute to employment generation and the economic growth of Sutherland Shire,
- (c) to provide for a range of related land uses to provide direct services to employees,
- (d) to provide for development for the purposes of shops and businesses ancillary to other development carried out on the land concerned,
- (e) to provide for bulky goods premises only on selected sites.

The proposed use meets the objectives of the zone, broadens the scope of employment uses and provides additional opportunities for day and night employment. Hotels provide food and entertainment for employees and transient workers as well as direct services to employees and increased opportunities for



business. The proposal does not detract from the area specifically earmarked for bulky goods storage in Shell Point/Taren Point.

Many of the Zone 11 areas adjoin other uses. Zone 11 has an interface with mixed use (Zone 7) and multiple dwellings (Zone 6) in Kirrawee, bulky goods/employment in Taren Point, urban centre (Zone 8) and community/special uses (Zone 12) in Menai, multiple dwelling (Zone 6) and community/special uses (Zone 12) in Sylvania and local centre (Zone 9) and community/special uses (Zone 12) in Engadine. Consequently, a hotel use would be appropriate as a transitional use between employment dominated and other land uses providing an appropriate 'edge'. The proposed use has minimal external impacts compared to some of the other permissible uses. Again a detailed assessment occurs under S79C of the EP and A Act 1979 dealing specifically with traffic and parking and noise being the two main issues where there is a residential zone interface. A plethora of objections, controls and statutory provisions apply to the assessment and subsequent operation of a hotel which ensures a suitable level of amenity is provided to existing residential area surrounding Zone 11 lands.

Discussion of the Planning Proposal and Strategic Planning

As this Planning Proposal relates specifically to employment lands, objectives and considerations, the following summary of the statutory framework focusses on employment and commercial aspects.

Metropolitan Plan for Sydney 2036 ('the metro strategy')

The metro strategy was adopted in December 2010 to ensure that the Sydney Metropolitan area becomes a *'compact, networked city with improved accessibility, capable of supporting more jobs, homes and lifestyle opportunities within the existing urban footprint'*. The plan aims to consolidate urban areas, maintain the characteristics and values of 'regions' within the metropolitan area, make better use of resources and infrastructure, increase commercial decentralisation and local job opportunities, promote ecological sustainable development and provide better living and working environments.

The South Subregional Planning Strategy ('the regional strategy') applies to Sutherland. The strategy focuses on 7 key areas including: economy/employment, centres and corridors, housing, transport, environment and resources, parks public spaces and culture, and implementation and governance and is implemented in part, by the Southern Sydney Regional Organisation of Councils (SSROC). The strategy influences the housing, infrastructure and employment targets for the Shire.

According to the regional strategy, the population of the southern region is set to increase to 676,000 by 2030 (from 650,000 in 2004). 1,300 new dwellings are to be provided to accommodate this population growth per year.

The strategy calls for 29,000 additional jobs for the south subregion. 8000 of these additional jobs are to be contributed by the Sutherland Local Government Area to meet the needs of the increased local population, provide local opportunities, improve liveability and minimise the inefficiencies associated with large commuting distances.



TABLE 4 SUBREGIONAL EMPLOYMENT GROWTH AND EMPLOYMENT CAPACITY TARGETS
FOR THE SOUTH SUBREGION TO 2031 BY LGA

LOCAL GOVERNMENT AREA	2001	2031	EMPLOYMENT CAPACITY TARGETS TO 2031
CANTERBURY	30,500	31,000	500
HURSTVILLE	23,000	26,000	3,000
KOGARAH	18,000	22,000	4,000
MARRICKVILLE	28,000	28,500	500
ROCKDALE	23,500	36,500	13,000
SUTHERLAND	62,500	70,500	8,000
TOTAL	185,500	214,500	29,000*

LGA targets have been based on discussion with council officers and have not been endorsed by council

* This is an increase from the Metropolitan Strategy target of 21,000 due to an adjusted time frame from 2001–2031 instead of 2004–2031

Excerpt from the Economy and Employment South, Metropolitan Plan for Sydney 2036

Economy and Employment, South is one of the target areas within the strategy. This part aims to retain strategic employment lands, plan for employment growth and strengthen the specific commercial core of Sutherland. This is to be achieved with due consideration of the other areas of the plan which include connectivity, housing, environment, heritage, culture and transport.

The areas of Heathcote, Kirrawee, Menai, Caringbah-Miranda and Kurnell are to be retained for the purpose of utilities/urban services, local industry and manufacturing. The strategy states: *'there is little vacant land in industrial zones. An increasing population will require a relative increase in population based employment services. As residential or commercial zoned land is unlikely to be converted to industrial, intensification of existing employment zones will be necessary to accommodate this increase'*. (P44 *Employment, South*).

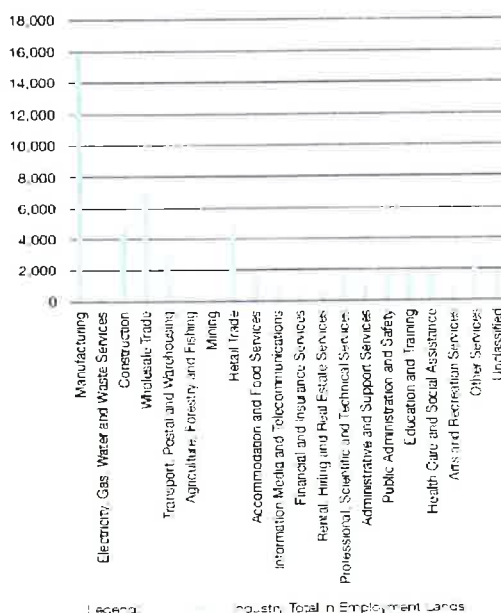
In May 2011 the Department of Planning and Infrastructure produced the *Urban Lands Development Program 2010 Report 3 – South Subregion* ('ULDP').

Pursuant to this report, Sutherland LGA accounts for over half (55%) of the zoned employment lands in the south subregion. 14% of all zoned employment in the south subregion is undeveloped, which is 3.5% of the total undeveloped employment lands for the Sydney region. Most of the undeveloped land exists in the Sutherland LGA. The report suggests that the 'future provision of industrial uses is expected to come through **regeneration of existing lands**' (part 3.1.3 'future supply').

The existing employment lands provide 27% of total jobs within the subregion. 24% of the Sutherland Shire's total workforce is employed within employment lands. Given the expressed desire of the local population to work in the area and the metropolitan objective of reducing car dependence, travel distance and commute times, this trend should be encouraged with the redevelopment of employment land.

The existing employment lands comprise of varied industry sectors consisting of 46% manufacturers/labourers/ machinery operators/drivers/ technicians and trade workers, 25% managerial/professional and 25% in sales/clerical administration. These statistics highlight the importance of variety and the fact that it is essential to promote business and industry diversification to ensure the 'take up' of employment lands and to suit different skills and needs of the population. Hotels also provide valuable entertainment and relaxation facilities that support the local workforce during down time or relaxation time. It is appropriate and

desirable to have these types of facilities in close proximity to employment areas to reduce car travel and dependence.



South – Employment Lands Jobs by Industry Sector, ULDP 2010 Subregional Report

The table above indicates the variety of active industry sectors within the southern employment lands. This indicates a predominance of manufacturing but also highlights the variety of other supportive and ancillary employment land uses. Given the degree of available undeveloped employment land it is considered reasonable and logical to extend the permissible uses as proposed.

Our Shire, Our Future - Our Guide to Shaping the Shire to 2030 ('the guide')

The guide is a community strategic plan is modelled on the metro strategy and has been developed by Council based on community consultation and surveys of local residents and businesses.

The guide recognises employment as being vital for the development of a prosperous community and promotion of 'local activity centres that support a healthy economy and build a sense of community' (p11).

Employment is seen as being important for the security of the local economy and providing varied and flexible working arrangements to cater for family, community and leisure interests (refer to diagram on the following page).

Provision of a range of flexible, part-time, specialised and non-specialised, day and night job opportunities is important for addressing different needs of the local population and providing jobs within suburbs and centres. This will assist in improving accessibility, freeing up personal time, reducing stress, reducing traffic and commuting times/distances and associated environmental and metropolitan inefficiencies.

60% of survey respondents indicated that they would like the Shire to offer residential and employment opportunities rather than being a dormitory zone and that economic development is considered to be essential for the sustainable development of the Shire.

The expansion of services and employment opportunities proposed in this submission will allow for 'balanced development' as desired by the plan and will assist in the minimisation of adverse effects for adjoining land uses and the environment.

The guide is currently under review and contains the following objectives (in summary):

Housing for all, active neighbourhoods, balanced development, diverse local jobs and economic opportunities, local education and training for jobs, connected community, healthy and well people and diverse leisure opportunities. The proposal is consistent with these objectives. This report identifies that community members wish to see more local employment opportunities and that statistics show an increasing number of people commuting out of the Shire for work which is not desirable from a strategic perspective.



Source: *Our Shire, Our Future - Our Guide to Shaping the Shire to 2030 ('the guide')*

The above diagram indicates community values in relation to the importance of local work and economic opportunities in planning the Shire.

Sutherland Shire Local Environmental Plan 2006 (SSLEP)

Clause 3 of SSLEP contains the following general objectives for development in the Shire:

- (a) to enable the achievement of the community's vision for Sutherland Shire through the proper management, development and conservation of the Shire's environmental resources,
- (b) to describe the intended environmental outcomes that will result from the effective implementation of this plan,
- (c) to promote an appropriate balance of development and management of the environment that will be ecologically sustainable, socially equitable and economically viable,
- (d) to provide for appropriate land use controls that protect critical requirements relating to the use of Commonwealth land for defence purposes,
- (e) to establish a broad planning framework for controlling development in Sutherland Shire,
- (f) to conserve items of environmental heritage,
- (g) to preserve and enhance the quality of native vegetation and fauna,
- (h) to protect environmentally sensitive areas,
- (i) to conserve natural, indigenous and built heritage sites throughout Sutherland Shire,
- (j) to encourage development that is energy efficient and supports access by public transport, walking and cycling,
- (k) to provide opportunities for business interests to respond to the demands of the community for shopping and the provision of services,
- (l) to provide employment opportunities in Sutherland Shire,
- (m) to put in place a framework of controls to address current and future housing needs,
- (n) to allow for provision of community facilities and land for public purposes,
- (o) to preserve or enhance the quality of life of the local community,
- (p) to allow for improvements and appropriate additions to the recreational assets of Sutherland Shire.

The proposed amendment is consistent with the objectives in that it provides opportunities for business interests, responds to the demands of the community and has the potential to create balanced, ecologically sustainable, socially equitable and economically viable development.

Draft Sutherland Comprehensive Local Environmental Plan (DSLEP)

The *Standard Instrument Principal Local Environmental Plan* ('PLEP') is the model for future planning instruments in NSW and according to which the DSLEP is being drafted.

The *hotel* term was traditionally attached to licensed premises with or without accommodation is a hotel however the definitions will change under the Standard Instrument. The appropriate definition is a "Pub" which is defined under the PLEP as:

"pub" means licensed premises under the Liquor Act 2007 the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

The DSLEP is currently in the drafting stages and has not been placed on public exhibition. Zone 11 is intended to be translated into industrial zones under this plan, with a continued focus on maintaining and expanding employment uses, providing for employment opportunities and other supportive uses.

Inclusion of a hotel use (or 'pub') within industrial zones will not unreasonably detract from the industrial focus and viability of the land but will allow supplementary services and a diversity of employment activities to suit the local population. As discussed, many of the Existing Zone 11 areas are located on main road and transport nodes or are located near zone boundaries with other uses which could gain benefit from the



additional use. Based on our experience it is very common for pubs to be permissible within the IN1 zone. For example the recently gazetted Camden LEP 2010 permits pubs in the IN1 and IN2 zones.

Sutherland Development Control Plan 2006 (The DCP)

The Sutherland DCP provides supporting controls in relation to the development of the shire.

The DCP contains controls relating to specific localities, development types and assessment criteria for the assessment of individual development applications.

Considerations relating to employment lands include: urban design, natural resource management, environmental sustainability, parking and access and. The DCP contains specific provisions relating to hotels and late night trading premises. The DCP recommends that these premises be provided to achieve vibrancy and diversity of activities for the benefit of the community. These premises are encouraged 'on land that is well located in terms of proximity to centres and public transport'. One of the primary characteristics of Zone 11 is location along major roads and transport corridors and often these areas adjoin other employment related zones such as in Menai, Kirrawee, Engadine and Taren Point.

Any future application would be considered specifically against these controls and would be determined on a merits basis. In our opinion the Zone 11 land as identified within the zoning maps is appropriately located to support a hotel use.

Integrated Transport Policy (ITP) for the Sutherland Shire

This policy, adopted by Council in 1997 aims to '*promote land use planning which encourages better utilisation of public and non-motorised transport routes, reduces the need for travel and encourages urban accessibility*'.

The policy seeks to reduce consolidate development, utilise infrastructure, improve public transport and reduce traffic and required car trips. The introduction of a hotel use within Zone 11 better achieves the Governments Action for Air programme and the objectives of the ITP. Action for Air is the NSW Government's 25-year air quality management plan for the Greater Metropolitan Region covering Sydney, the Lower Hunter and the Illawarra. Action for Air focuses on regional air pollution. The strategies address the two pollutants of primary concern: photochemical smog (ground-level ozone); and fine particle pollution. The main sources of air pollution from human activities in the region are emissions from motor vehicles, industry, and commercial and domestic sources. Co-location of entertainment employment generating uses within Zone 11 reduces potential for vehicle use.



Part 4 - JUSTIFICATION

The following section of the report addresses the requirements of the Department of Planning 'A Guide to Preparing Planning Proposals' and follows the recommended structure.

Section A – The Need for a Planning Proposal

1. *Is the proposal a result of any strategic study or report?*

This planning proposal is based on the study of strategic policies outlined above and responds to the existing and future strategic objectives for the Shire at a local and metropolitan level.

The proposed change can be considered in context with the drafting of the comprehensive LEP for Sutherland however due to the time delays a change to the SSLEP 2006 is required as a matter of urgency. The retention and development of employment zones is being re-considered as part of this process. The proposed change will provide for economic diversity, will improve the development opportunities and development of employment land and will not detract from the viability of Zone 11 for a range of industrial, commercial and services uses. As detailed in the case study the study site is currently partly vacant or has a number of individual factory units. The likely future employment on this site would be far greater under a hotel use than the current use of the site. Based on figures from the operator of that particular site they expect to employ 46 staff in full and part time roles which is quite significant and achieves the strategic objectives of the zone.

2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

Dealing with a comprehensive review of permissible developments within Zone 11 is the most organised, consistent and logical approach. This submission responds to the expressed preference by Council (and also Department of Planning) for a comprehensive review of the Zone 11 permissibility table rather than a 'spot zoning' to allow a hotel use for a specific site within Zone 11 in Kirrawee (refer to Case Study).

The proposal has been discussed with Council strategic planning staff. There is general agreement that a hotel use is commensurate with some of the other uses permitted in Zone 11. This proposal is a suitable way of making a short term change to the zoning, given the infancy of the comprehensive LEP for Sutherland that we suggest will permit a 'pub' in the IN1 or IN2 zone.

As detailed within this submission, the inclusion of a hotel use as permissible within Zone 11 will meet the planning objectives and is consistent with the current zoning provisions.

Is there a net community benefit?

It is envisaged that this planning proposal will result in an overall net community benefit due to the following:

- Increased opportunities for commercial style development



- Increased potential for additional social and recreational facilities
- Increased potential for a more diverse range of employment opportunities
- Likely improvements within the public domain as a result of future development
- Improved built form outcomes resulting from architecturally designed hotel buildings as opposed to architecturally benign warehouse/factory style buildings within the zone
- Increased potential influx of varied full time and part time employment opportunities within Zone 11
- Appropriate transition/interface between different zones/land uses.

As discussed within Part 3 of this report, a hotel use is consistent in character with other acceptable uses within Zone 11 such as registered clubs and night clubs. A hotel has a similar range of issues and is similar character.

The proposed use has the potential to deliver substantial positive economic, social and environmental impacts to the area. The amendment will foster additional opportunity for varied and balanced development of employment land. Local business will have additional opportunity to provide diverse, accessible and local jobs and to meet public domain and sustainability objectives. This will assist in preventing a monotonous industrial character with no activity at night.

Section B – Relationship to Strategic Planning framework

3. *Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies) and is there a net community benefit?*

The South Subregional Strategy applies to Sutherland Shire and its purpose is to deliver the objectives of the Metro strategy. The details of the strategy in terms of objectives and targets are outlined in Part 3 above. Part 3 also outlines detailed findings in relation to employment lands within the south subregion under the Urban Lands Development Program for the South Subregion.

In summary the strategy seeks to:

- 1) Retain employment land through land use zoning and management;
- 2) Boost development opportunities to encourage the development and 'take up' of surplus industrial land (refer to ULDP discussion);
- 3) Develop/re-development employment meet metropolitan employment targets for the subregion;
- 4) Increase the ratio of residents in local employment from to improve environmental sustainability, better use resources and infrastructure and provide associated lifestyle/liveability improvements.

The proposed additional land use is consistent with the metropolitan objectives discussed above. The incorporation of a hotel as a permissible land use in Zone 11 will:

- Not detract from the predominant use of Zone 11 for industry or employment;
- Support these primary uses in providing dining/entertainment/recreational facilities for existing and future workers;
- Provide improved business opportunities and commercial diversity to assist in development and redevelopment of employment land;



- Provide variety and accessibility of part time and full time jobs to improve and increase local job opportunities for Sutherland Shire residents.

4. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The proposal is considered to be consistent with other permissible uses in the zone and the zone objectives detailed in Part 3 of this report. The change will not detract from industry or employment and will support these primary uses, providing dining/recreational facilities whilst also providing diversity, variety and accessibility of part time and full time jobs.

To this end, residents expressed a desire to work in the area. The ULDP 2010 findings indicate that only 24% of Sutherland Shire residents are currently employed in the area and that the variety of employment generating activities in existing employment land consists of industries, trades and services, indicating the diversity.

The proposed change will not lead to a large scale influx of hotel developments. The addition of a hotel use is not inconsistent with the already permissible land uses and will improve opportunity and diversity within Zone 11. The change will not detract from industry or employment and rather will support these dominant uses, providing dining/recreational facilities and encouraging day and night activity, diversity and accessibility of jobs and services.

The proposal has the potential to meet the following objectives of the Metro strategy, the Sutherland community guide and SSLEP 2006:

- Provide commercial diversity and viability;
- Encourage a range of local business;
- Provide improved facilities and foster social and community connections;
- Improve the public domain, the 'pedestrian activity' of employment lands and promote passive surveillance;
- Provide a range of skilled and unskilled jobs on full and part time and casual basis to suit the varying needs of the local population;
- Assist in the fulfilment of residential/work/lifestyle values for the local population.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

There are no known existing or draft SREPs or SEPPs which would prohibit or restrict the planning proposal. SEPPs which may require consideration in the assessment of any future development application for hotel include: SEPP 1 (Development Standards), SEPP (Infrastructure), SEPP (Remediation of Land), SEPP 64 (Advertising and Signage) and potentially SEPP (Exempt and Complying Codes) and SEPP (Coastal Protection).

6. Is the planning proposal consistent with applicable Ministerial Directions (S117 directions)?

The applicable Ministerial Directions are addressed as follows:



1. Employment and Resources

1.1 Business and Industrial Zones

Zone 11 relates to 'employment' and covers both business and industry.

The planning proposal does not seek to reduce the areas and locations available or reduce the total potential employment floor space area, consistent with the direction. The proposal is consistent with the southern regional strategy in this regard.

The proposal maintains the area available for industrial/employment uses and involves the expansion of available use types. The proposed change will not have the effect of reducing the viability of employment zones for industrial use and is not likely to significantly increase hotel developments within employment zones. The proposal will merely increase flexibility within the existing zone and will allow the consideration of hotel uses for suitable sites/areas.

1.2 and 1.5 Rural Zones/Lands

Not applicable.

1.3 Mining Petroleum Production and Extractive Industries

Not applicable

1.4 Oyster Aquaculture

Not applicable.

2. Environment and Heritage

2.1 Environment Protection Zones

Zone 11 - Employment areas are not classified as environment protection zones.

2.2 Coastal Protection

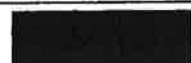
The proposal affects Zone 11 areas which are largely well separated from coastal areas (see zoning map extracts within this report). The inclusion of the additional land use will not significantly impact on coastal values and the specific effects of development in this regard would be considered as part of any future development assessment.

2.3 Heritage and Conservation

Similar to the above, Zone 11 sites are generally not affected by environmental sensitivity. These aspects would be considered in detail on a case by case basis with any future development application.

2.4 Recreation Vehicle Areas

Not applicable.



3. Housing Infrastructure and Urban Development

3.1 Residential Zones

The proposed amendment affects Employment Zones.

3.2 Caravan Parks and Manufactured Home Estates

Not applicable.

3.3 Home Occupations

Not affected by proposed zoning amendment.

3.4 Integrating Land Use and Transport

The proposal is considered likely to reduce the reliance on car transport in improving the range of local jobs located in central locations which can be accessed by walking and cycling and well serviced by public transport.

3.5 Development Near Licensed Aerodromes and 3.6 Shooting Ranges

Not affected by proposed zoning amendment.

4. Hazard and Risk

4.1 Acid Sulfate Soils

This direction would be addressed with any future development application for employment land on a case/site specific basis.

4.2 Mine Subsidence and Unstable Land

Not affected by proposed zoning amendment. Geotechnical issues would be considered as part of any development assessment.

4.3 Flood Prone Land

Flooding aspects would be considered in future development where individual sites would be considered in terms of development suitability and water management. The proposal does not involve the creation of additional land for employment uses, rather the appropriate use and redevelopment of existing employment zoned areas.

4.4 Planning for Bushfire Protection

Zone 11 areas are largely not affected by bushfire mapping. The proposed change is minor and will not increase risk. Bushfire considerations would be assessed on a case by case basis and any affected development application would be expected to comply with bushfire legislation and policy.



5. Regional Planning

5.1 Implementation of Regional Strategies

As discussed within the body of this report, the proposal is consistent with the objectives and targets contained within the Regional Strategy for the South.

5.2 Sydney Drinking Catchments

Future developments made possible by the proposal would not result in any additional adverse impact to water catchments and this aspect is not considered to constrain approval of the proposed amendment.

5.3 Farmland of State and Regional Significance

5.4 Commercial/Retail Development – Pacific Highway, North Coast

Not applicable.

5.5, 5.6, and 5.7

Revoked.

5.8 Second Sydney Airport: Badgerys Creek

Not affected by proposed zoning amendment.

6. Local Plan Making

6.1 Approval and Referral Requirements

The proposal involves a minor change, with an insignificant impact on the environment. Council will conduct the appropriate level of consultation.

6.2 Reserving Land for Public Purposes

Not applicable.

6.3 Site Specific Zoning

This proposal is consistent with this direction, the objective of which is to make the range of permissible uses as flexible as possible and avoid site specific restrictive controls.

The additional use is consistent with the zoning objectives and other permissible uses. Council may allow an additional land use within Zone 11 for the reasons provided within this report, avoiding the need for a site specific rezoning.



7. Metropolitan Planning

7.1 Implementation of the Metropolitan Plan for Sydney 2036

As detailed within Part 3 of this report relating to strategic directions, the proposal is consistent with the objective of 7.1 which is 'to give legal effect to the vision, transport and land use strategy, policies, outcomes and actions contained within the *Metropolitan Plan for Sydney 2036*. The planning proposal achieves the overall intent of the Plan and does not undermine the achievement of its vision, land use strategy, policies, outcomes and actions.

Section C- Environmental, social and economic impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

Employment 11 zones are by nature 'altered' and do not generally contain threatened species, ecological communities or threatened habitat. Zone 11 areas within Sutherland are generally well separated from bushland, coastal areas and water bodies.

Consequently, the proposed minor change to zoning provisions is not likely to adversely affect critical habitat, threatened species, populations or ecological communities. These considerations and potential impacts can be dealt with in detail during the assessment of any future development application resulting from the change.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Refer to the above comment. Zone 11 is by character 'altered' and largely developed for commercial/industrial purposes. Therefore, the environment has been considered suitable for this type of development and the environmental aspects of commercial/employment generating developments considered suitable for the environment.

Hotel uses are likely to have less external environmental impacts than some of the more industrial/manufacturing type uses which are permissible in the zone.

Environmental impacts will come under detailed consideration with any site specific development application during which stage design, footprint, drainage, landscaping, soil, biodiversity, energy efficiency and sustainability issues will be considered in detail.

9. *How has the planning proposal adequately addressed any social and economic effects?*

As detailed within this report, the proposal is likely to create social and economic advantages in improved service, business, recreation, accommodation and employment opportunities in line with metropolitan and local planning strategies.

A hotel use is considered to be consistent with the planning objectives and other permissible uses within of Zone 11.

Section D – State and Commonwealth interests

10. *Is there adequate public infrastructure for the planning proposal?*

Water/Services

It is considered that sufficient public infrastructure including water, energy, road and traffic is provided by virtue of the fact that Zone 11 is located within well serviced areas. Adequate infrastructure exists in these areas to support the proposed change.

11. *What are the views of the State and Commonwealth public authorities consulted in accordance with the Gateway Determination?*

Consultation with State and Commonwealth public authorities will be conducted in accordance with Council's requirements, relative to the scope of the proposal and in line with the requirements of the Gateway Determination.



Part 5 - CONCLUSION

This planning proposal has been prepared in request of an amendment to Zone 11 within *Sutherland Local Environmental Plan 2006*. The aim is to expand on the table of permissible uses to include a hotel use as a permissible use with consent and allow development of a suitable site in Kirrawee.

In conclusion, the amendment put forward in this proposal:

- Addresses the criteria for preparing a Planning Proposal set out in the Department of Planning and Sutherland Shire guidelines;
- Is consistent with State Government planning policies and imperatives and Ministerial Directions;
- Is consistent with the objectives and desired outcomes of Zone 11 and Council's Strategic directions;
- Is consistent with the range of uses mandated within the Standard Instrument LEP;
- Will provide a supportive ancillary use to improve the functioning of Zone 11 and the reasonable development of employment lands in Sutherland;
- Is appropriate within Zone 11 given the potential net benefits to the local and metropolitan community in the creating of additional employment opportunities;
- For these reasons provided in this report, the proposal is considered to be in the public interest.

The proposal is submitted to Sutherland Shire Council for consideration and approval pursuant to the Gateway Determination pursuant to Section 56 of the EP and A Act 1979.



Andrew Martin MPA
Principal



Appendix 1 - Case Study – Example of a Proposed Hotel in Kirrawee

The Site

The site consists of six (6) Torrens Tile allotments as described below:

Lots 22, 23, 24, 25, 26, DP 1079624 Princes Highway Kirrawee
Lot 48 of Section A DP 9137 Munro Avenue Kirrawee

The sites are occupied by a range of warehouse/factory style buildings. A service station was previously erected on lots 25 and 25 and has subsequently been demolished. No site remediation has been undertaken. Each site is serviced by a driveway crossing to either Princess Highway, Bath Road or Munro Avenue. Lot 24 25 and 26 have existing crossovers fronting Princes Highway. Lot 26 has two additional cross overs on Bath Road and Munro Avenue. The sites have good accessibility to the Princes Highway (main road). The use of the site as hotel provides a positive transitional use.

The sites slope from the Princes Highway to the south to Munro Avenue to the north. Collectively, the sites contribute to an extensive hard surface component and there are no significant environmental or natural features worthy retention or protection.

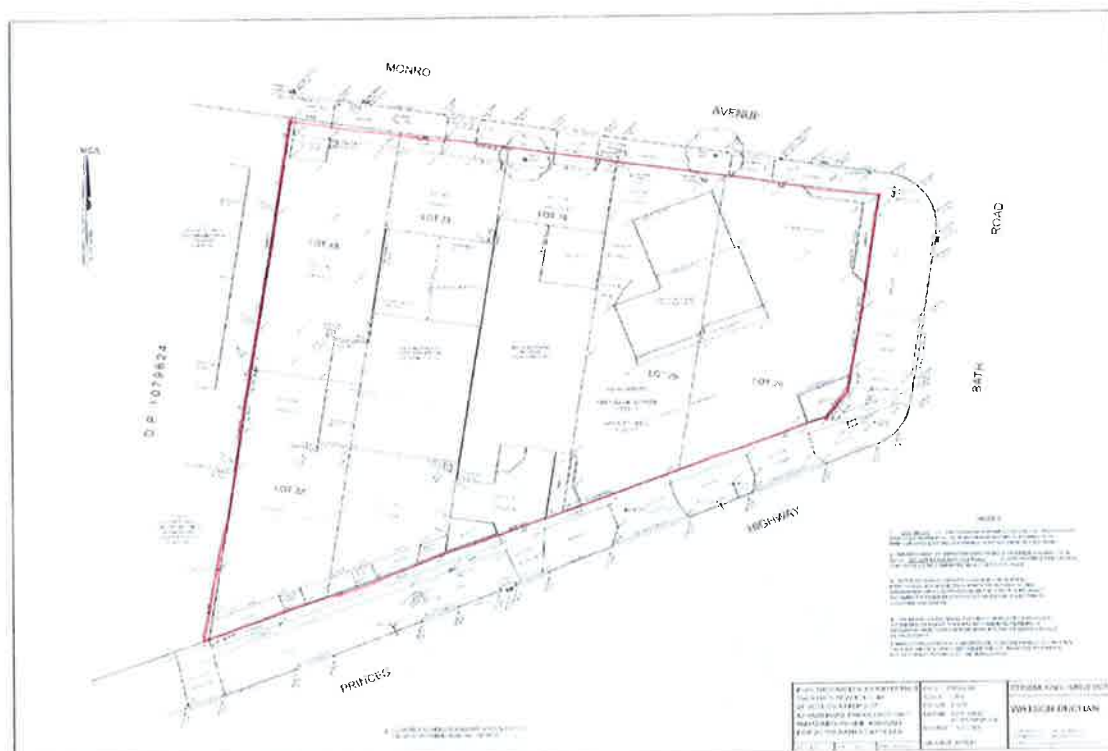
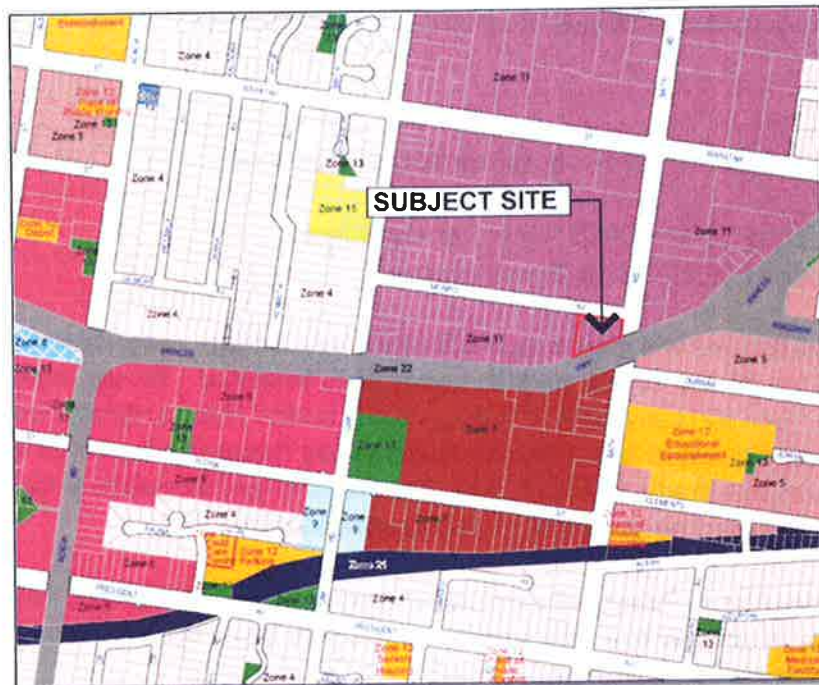


Fig A.A Survey Plan of the future consolidated allotment



Source: Sutherland LEP 2006 – Zoning Maps

Context and Character

The following photographs provide a display of the area character and the following zoning extract indicates the zoning composition and transport network. The subject sites are all located within an existing employment zone. Within the zone are a variety of land uses ranging from factories to bulky goods. The following provides an account of the existing uses on the site and the immediate surrounds.

The subject sites are all located within an existing employment zone. Within the zone are a variety of land uses ranging from factories to bulky goods. The following provides an account of the existing uses on the site and the immediate surrounds.



Plate 1: View of the case study site which is located on the corner of Princes Highway and Bath Road. All sites are zone 11 Employment. A hotel use on this site would be appropriate and consistent with the SSLEP 2006 and SSDCP. A range of reports would be prepared to support the application in areas of traffic and parking, acoustics, civil works, BCA and landscaping. The study site has the potential to generate 48 full and part time jobs based on the future operators experience in operating licensed premises.



Plate 2: Shows the adjoining site to the east located on the eastern side of Bath Road. The previous use has ceased being a service station. This particular site is also located in the zone 11 Employment Zone. A hotel use would have no impact on any future Zone 11 use on this particular site.



Plate 3: Land to the north east and west of the site located along Bath Road is zone 11 Employment. The area supports a range of like uses including factory operations, warehouses and bulky goods. A hotel use would not unduly impose on the surrounding sites. The consolidated site is capable of internalising the impacts and providing the appropriate environmental safeguards in accordance with the controls set under SSDCP and specifically those pertaining to late night premises.



Plates 4 and 5: View of the existing factory style buildings and uses currently operating from the study site. We would expect these types of activities to be conducted in a larger premises on a share type (strata) arrangement where parking, access loading can be shared so as to reduce site area wastage. For instance the study site has 5 – 6 cross overs and entries and this in itself is a significant waste of Zone 11 Land.

Proposed Hotel Plans

The following plan has been prepared as an indicative concept plan for the study site. The proposal consolidates access to the site and provides new buildings that address the Princes Highway, Bath Road and Monro Avenue. The proposal provides a green edge that softens the appearance of the site. A basement style car park is adopted which internalises impacts. The proposal provides an appropriate response to the site opportunities and constraints and would create close to 50 full and part time jobs.





Subject Land - Lot 1 DP 1159151. Current Aerial Photography (October, 2011 © Nearthmaps)

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

**AMENDS
SUTHERLAND SHIRE LOCAL
ENVIRONMENTAL PLAN 2006**

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

**DRAFT SUTHERLAND SHIRE LOCAL
ENVIRONMENTAL PLAN 2006
AMENDMENT No. 16 - SHEET 1**

LOCATION 533-541 Princes Highway, KIRRAWEE

1:2,000

0 25 50 100m



CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT
1979, AND REGULATIONS

THE HON. BRAD HAZZARD MP
MINISTER FOR PLANNING AND INFRASTRUCTURE
DATE

DRAWN BY J.Loo DATE 17/04/2012

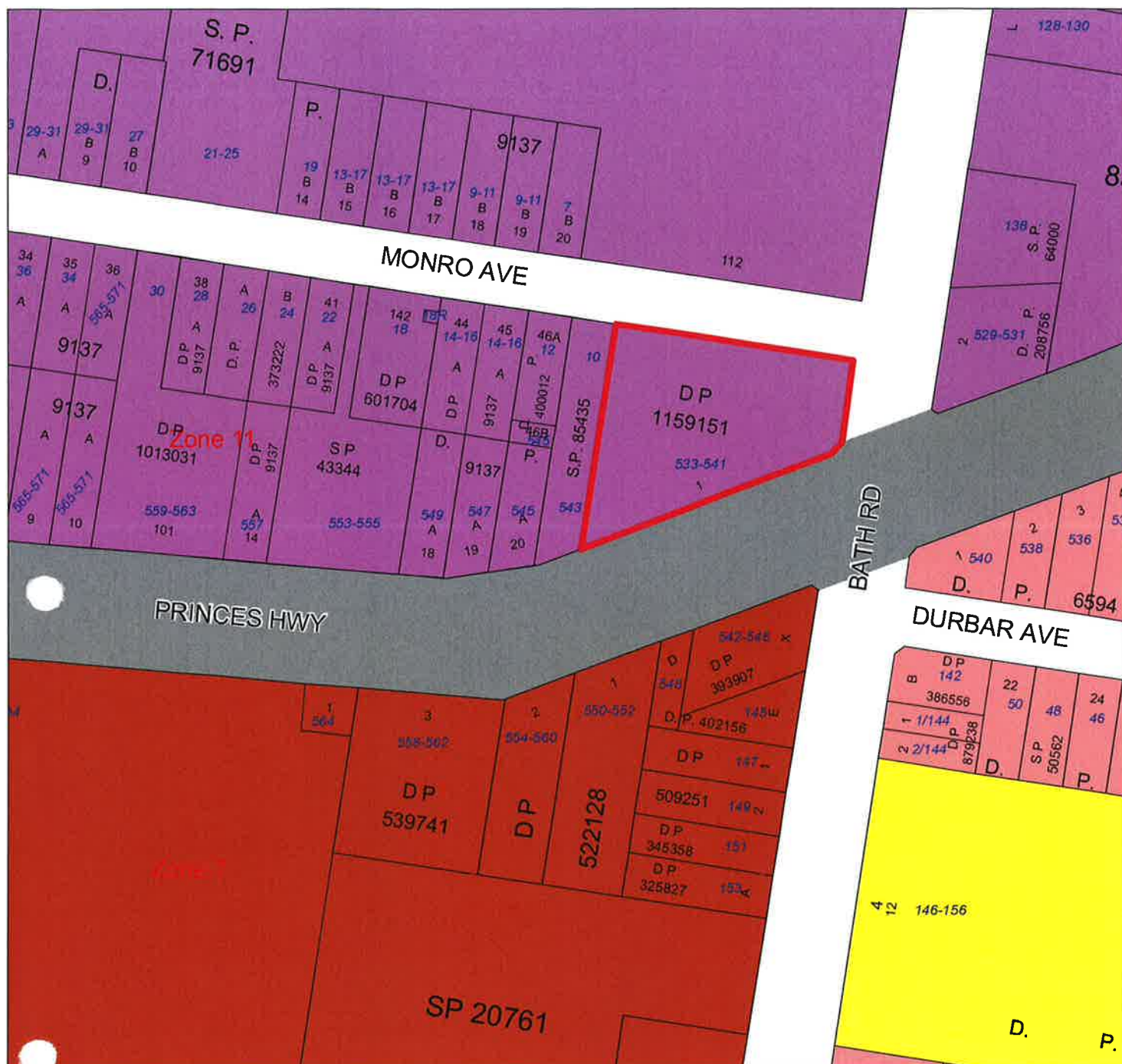
PLANNING OFFICER P Manning

CERTIFICATE PLAN NUMBER SSLEP2006 Amend 16

COUNCIL FILE NUMBER TBA

DEPT. FILE NUMBER TBA

CERTIFICATE ISSUED UNDER DATE TBA
SEC.65 E.P&A ACT



Subject Land - Lot 1 DP 1159151 to be added to SSLEP2006, Clause 14 - exceptions to Zoning Table - specified development on specific land

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

**AMENDS
SUTHERLAND SHIRE LOCAL
ENVIRONMENTAL PLAN 2006**

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THE HON. TONY KELLY MLC
MINISTER FOR PLANNING
DATE

DRAWN BY J.Loo

DATE 17/04/2012

PLANNING OFFICER

P Manning

CERTIFICATE PLAN NUMBER

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COUNCIL FILE NUMBER

TBA

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CERTIFICATE ISSUED UNDER
SEC.65 E.P&A ACT

DATE TBA

Princes Highway	Address	Business Name
	Princes Highway	part of domenilli ford
	577 Princes Highway	Surfboards
	575 Princes Highway	motorcycle shop
	573 Princes Highway	house
	565-571 Princes Highway	Coates for lease short-term
	559-563 Princes Highway	Macdonalds restaurant
	557 Princes Highway	fitness solutions
		Ostomy NSW Ltd; LPG centre; cronulla car sound; Billroy Manufacturing & Engineering; Tropical Fruits Australia; GE Labour Hire; Ink post catridges; statewide electrical; Sydney UTE accessories; Alloz P/L; inskinz; auto marine trimmers; presige aquarium;
	553-555 Princes Highway	ABS auto brake service & Phils pools & spa
	545-549 Princes Highway	Waratah Air-con showroom & sales
	543 Princes Highway	Go wholesale electical & data supplies
	539-541 Princes Highway	For lease
	533-537 Princes Highway	vacant
	533-535 Princes Highway	
Oak Road	Address	Business Name
	88 Oak Road	electrical wholesalers
	90 Oak Road	smash repairer
	92 Oak Road	Gymnastics
	94-98 Oak Rd	Tynans Motor Group
	104-106 Oak Rd (known as 108 Oak Rd)	Colorton Constructions landscape products
	112-114 Oak Road	Domenelli Ford
Monro Avenue	Address	Business Name
southern side	8 Monro Ave	Go wholesale electical & data supplies
	10 Monro Ave	new life building
	12 Monro Ave	Pago Kitchens
	14-16 Monro Ave	Central Signs
	18 Monro Ave	Engineers and manufacturers
	22 Morno Ave	leaf mulch tree serving
	24 Morno Ave	vacant
	26 Morno Ave	for lease
	28 Morno Ave	Bio scientific Pty Ltd
	30 Morno Ave	Macdonalds restaurant
	34 Morno Ave	Garden Yard construction
	36 Morno Ave	house n/a
	38 Morno Ave	towing /house
	40 Morno Ave	house n/a
	42 Morno Ave	cars parked
	44 - 46 Morno Ave	Flynn Smash Repairs
	48-50	houses n/a
Monro Avenue		

northern side	7 Monro Ave	SMS signs
	9-11 Monro Ave	Shire Steel supplies
	13-17 Monro Ave	Davell - Steel manufacturing, office furniture & storage systems
	19 Monro Ave	Allmach pneumatic & fluid solutions
	21-25 Monro Ave	unit complex - Tool Store; Solahart;
	27 Monro Ave	watershed; kitchens; plumbers; business
	29-37 Monro Ave	education & training
	39 Monro Ave	icb orthotics specialists
	41 Monro Ave	AAP industries
	43 Monro Ave	auto services
	45 Monro Ave	Tubbys tyre power
		Zac all cars mechanical
		vacant

Bath Road	Address	Business Name
	127-141 Bath Road	Bunnings

Waratah Street	Address	Business Name
southern side	26-28 Waratah St	overflow area used for cars
	30-38 Waratah St	Pro-reo Stencil concrete & steel fabrication; Kindarama; Rix Group
	40 Waratah St	Shortcrete
	48-56 Waratah St	Vacant
	58-60 Waratah St	Vacant building - bazzano & sons
	58-60 Waratah St	Active hire
	58-62 Waratah St	Automotive
	58-62 Waratah St	Automotive

Waratah Street		
northern side	41-51 Waratah St	vacant former self-storage
	53-57 Waratah St	dominelli
	59-63 Waratah St	industrial complex - Mid coast timber centre; Emery's Oysters; auto repairs;
	65 Waratah St	furniture; Ross meats; Fourway projects;
	69 Waratah St	bricklaying tools; Powered up electrical;
	71 Waratah St	plant/labour/civil contractors; panel beaters; graphic design consultancy.
	73 Waratah St	Brinlay Paints
	75 waratah St	Smash repairer
		off road equipment
		for lease
		plant hire - bob cats etc