

Minutes

Meeting Date: 22 November 2011

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REPORT BY CHAIRMAN OF THE OUTCOMES COMMITTEE - 8 NOVEMBER 2011

176: Issue: Planning Proposal – Wetherill Park Market Town and findings of Independent Review of the associated Economic Impact Assessment.

Premises: Lot 5 DP 714281 known as 13 – 21 Rossetti Street, Wetherill Park

Applicant: Rhodes Haskew and Associates
Principals: Gary Rhodes and David Haskew

Owner: Ross Trimboli

Zoning: Zone 2(a) Residential A (Fairfield LEP 1994)

File Number: 10/03476; G14-10-102

MOTION: (Huynh/Tran)

That Council:

1. Prepare a Planning Proposal that seeks to rezone Lot 5, DP 714281 from 2(a) Residential A to 3(c) Local Business Centre. The Planning Proposal to incorporate a 20 metre maximum height limit and a Floor Space Ratio control of 1.7:1.
2. Inform the Department of Planning that it wishes to commence the Gateway process to amend the Fairfield Local Environmental Plan (LEP) 1994, to rezone Lot 5 DP 714281 from 2(a) Residential A to 3(c) Local Business Centre.
3. Submit the Planning Proposal to the Department of Planning and Infrastructure pursuant to s.55 of the Environmental Planning and Assessment Act 1979.
4. Endorse for public exhibition a draft Site Specific Development Control Plan to facilitate the redevelopment of Lot 5 for higher density residential purposes and a maximum commercial/retail gross floor area of 1500m² included as **Attachment D**.
5. Upon receipt of confirmation from the Department of Planning and Infrastructure that the Planning Proposal can proceed then the draft LEP, together with the draft Site Specific Development Control Plan, be concurrently publicly exhibited subject to any conditions or requirements imposed by the Department of Planning and Infrastructure, in accordance with the consultation strategy outlined in this report.

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6. Amend the City Wide DCP to incorporate reference to the Site Specific DCP and that this amendment be placed on exhibition concurrently with the Site Specific DCP and draft LEP.
7. Advise the applicant of Councils determination.

A division was taken with the following results:

Aye	Nay
Mayor Lalich	
Councillor Carbone	
Councillor Huynh	
Councillor Khoshaba	
Councillor Mooshi	
Councillor Tran	
Councillor White	
Councillor Yousif	
Total=(8)	Total=(0)

CARRIED UNANIMOUSLY

177: Issue: New Direct (Section 94) and Indirect (Section 94A) Plan 2011

Premises: Applies to all land in Fairfield City.

File Number: qA125830

MOTION: (Huynh/Mooshi)

That:

1. Council adopt the:
 - a. Draft Fairfield City Council Direct (Section 94) Development Contributions Plan 2011 (AT-A), and
 - b. Draft Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011 (AT-B),

subject to a number of minor/inconsequential amendments being made to the Direct (Section 94) Contributions Plan 2011 prior to commencement.

2. The Contributions Plan 2011 (Section 94 and 94A) commence from the date that notification of Council's decision is published in the local newspaper, thereby repealing the current Section 94 Plan