

Hotel or Motel Accommodation as an additional permitted use at Cabravale Diggers Club, Cabramatta

Proposal Title : Hotel or Motel Accommodation as an additional permitted use at Cabravale Diggers Club, Cabramatta

Proposal Summary : The proposal seeks to allow 'hotel or motel accommodation' as an additional permitted use under Schedule 1 of Fairfield Local Environmental Plan 2014.

PP Number : PP_2014_FAIRF_001_00 Dop File No : 14/05304

Proposal Details

Date Planning Proposal Received : 04-Mar-2014 LGA covered : Fairfield

Region : Sydney Region West RPA : Fairfield City Council

State Electorate : FAIRFIELD Section of the Act : 55 - Planning Proposal

LEP Type : Housekeeping

Location Details

Street : 1 Bartley Street

Suburb : Canley Vale City : Sydney Postcode : 2166

Land Parcel : Lot 51 DP 1120245

DoP Planning Officer Contact Details

Contact Name : Georgina Ballantine

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RPA Contact Details

Contact Name : Kevin Kuo

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DoP Project Manager Contact Details

Contact Name : Derryn John

Contact Number : 0298601505

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Land Release Data

Growth Centre : N/A Release Area Name : N/A

Regional / Sub Regional Strategy : Metro West Central subregion Consistent with Strategy : Yes

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MDP Number :		Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	80

The NSW Government Lobbyists Code of Conduct has been complied with :

If No, comment :

Have there been meetings or communications with registered lobbyists? :

If Yes, comment : **LOBBYIST STATEMENT**
At this time, to the best of the Regional Team's knowledge, there have been no meetings or communications with lobbyists regarding this Planning Proposal.

Supporting notes

Internal Supporting Notes :

Site Description

The Cabravale Diggers Club site is currently zoned RE2 Private Recreation. Zoning and Location maps are included on pgs 4-5 of the Planning Proposal. The site comprises bowling greens, Club facilities and decked and surface car park areas. The hotel or motel will be located on an underutilised area on the south western corner of the site.

Location

The subject site is almost equidistant between the Canley Vale Town Centre and Cabramatta Town Centre and is within 600-800m walk of both Canley Vale and Cabramatta Railway Stations. The Club is surrounded by R4 High Density Residential areas, generally 2-4 storey apartments to the north and west with Cabravale Park located to the south.

Proposed Development

The applicant has submitted an Urban Form Analysis and Masterplan with the proposal (included in Council Report 11 Feb 2014). The proposed hotel/motel will provide up to 100 rooms for tourist and/or commercial visitors. The hotel/motel is intended for accommodation purposes only and will not comprise a retail component. The Bartley Street frontage will have a maximum height of 28m (approximately 9 storeys) which fronts Cabravale Park while the bulk of the building will wrap around the Bartley Street and Phelps Street frontage with a height of 16m (approx 5 storeys). A representation of the building envelope is included (Planning Proposal pg 6). The hotel is expected to be set back 10m from both the Bartley Street and Phelps Street frontages. The applicant has also submitted a Traffic and Parking Impact Assessment, however traffic provisions will be assessed at DA stage.

Employment

The planning proposal estimates that the proposed hotel/motel development could generate between 80-120 new jobs.

External Supporting Notes :

Adequacy Assessment

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Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment : The objective of the planning proposal is to amend the Fairfield Local Environmental Plan 2013 (FLEP 2013) to allow hotel or motel accommodation as an additional permitted use under Schedule 1 on the Cabravale Diggers Club site. The amendment will enable the provision of short-term stay accommodation in an accessible location, close to public transport.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment : The proposal will amend FLEP 2013, Schedule 1 Additional permitted uses to include the following:

Use of certain land at 1 Bartley St, Canley Vale

(1) This clause applies to land identified as...(TBC)...on the Key Sites Map.

(2) Development for the purpose of hotel or motel accommodation at 1 Bartley St, Canley Vale being Lot 51, DP 1120245 is permitted with development consent.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? Yes

b) S.117 directions identified by RPA :

1.1 Business and Industrial Zones

2.3 Heritage Conservation

* May need the Director General's agreement

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? Yes

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

N/A

e) List any other matters that need to be considered :

1.1 Business and Industrial Zones

Direction 1.1 does not apply as the planning proposal does not affect land within an existing or proposed business or industrial zone.

2.3 Heritage Conservation

The proposal is consistent with Direction 2.3 as it does not propose to alter provisions applying to heritage conservation under Clause 5.10 of Fairfield LEP 2013. The heritage item Cabravale Park - Bandstand (I17) is located nearby within Cabravale Park and any nearby development will address the provisions within Clause 5.10.

3.4 Integrating Land Use and Transport

Direction 3.4 applies as the proposal creates a provision relating to urban land. The proposal gives effect to Improving Transport Choice (2001) and the Right Place for Business and Services (2001) as it proposes to locate short-term stay accommodation close to Canley Vale and Cabramatta Town Centres and Railway Stations. The development will assist local businesses through providing accommodation options for both tourist and commercial purposes. The proposal is consistent with Direction 3.4.

4.1 Acid Sulfate Soils

Direction 4.1 does not apply as the subject site is not located in a known area of acid sulfate soils.

4.3 Flood Prone Land

Direction 4.3 applies as the subject site appears to be affected by both mainstream (part low risk) and overland flooding (part medium and part low risk). Any resulting development application will be required to meet the provisions in Chapter 11 Flood

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Risk Management of Council's City Wide DCP as well as the NSW Governments Flood Planning Development Manual 2005 to ensure flood impact is managed appropriately. The plan is consistent with Direction 4.3.

6.3 Site Specific Provisions

Direction 6.3 applies as the proposal will allow a particular, site specific development to be carried out, being 'hotel or motel accommodation'. The additional uses are considered minor and justified in this case due to the proximity of the site to Canley Vale and Cabramatta Town Centres and Railway Stations and the potential for the development to provide 80-120 jobs close to infrastructure and public transport. It is therefore recommended that the Director General's delegate agree to any inconsistency with Direction 6.3.

7.1 Implementation of the Metropolitan Plan for Sydney 2036

The proposal is consistent with Direction 7.1 as it supports the objectives or Strategic Directions B1 through focusing activity in accessible centres, C2 integrating transport and lane use planning and E1 though ensuring adequate land supply for economic activity investment and jobs in the right locations.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain : Council has adequately justified the Section 117 Directions as identified in the planning proposal, however Directions 3.4 and 6.3 also apply. The planning proposal should be amended to include these Directions prior to exhibition.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : A Location Map and Existing Zoning Map have been provided. A Key Sites Map will be required prior to Section 59 consideration.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council is proposing consultation and public exhibition of the planning proposal take place for a minimum period of 28 days, to include the following:

- Letters to adjoining landowners
- Notice in the local newspaper
- Letters to adjoining Councils (Blacktown, Liverpool, Penrith, Holroyd, Parramatta, Auburn and Bankstown)

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : The proposal is considered adequate to proceed to Gateway.

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : Fairfield Local Environmental Plan 2013 was notified on 17 May 2013.

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Assessment Criteria

Need for planning proposal :

The development of an underutilised corner of the Club site for hotel or motel accommodation will provide short-term stay accommodation for tourist and commercial visitors within 600-800m walking distance of Cabramatta and Canley Vale Town Centres and Railway Stations. The development is not based on a specific strategic study, however the potential creation of 80-120 jobs will assist in meeting the employment target for 15,000 within Fairfield LGA (draft West Central Subregional Strategy).

Currently there are no hotels or motels in the Cabramatta/Canley Town Centre areas. A preliminary review of tourist/commercial accommodation in the area shows that the only dedicated accommodation option is the Hotel Ibis Styles located at Lansvale approximately 3km from Cabramatta and Canley Vale Railway Stations.

The proposed additional use for "hotel and motel accommodation" is compatible with the existing use of the site as a Club and will allow the site to continue to be used for recreational purposes. Rezoning to a business zone would permit additional uses on the site e.g. retail that are considered inappropriate for the location and surrounding area. Although a hotel/motel would ideally be situated in a town centre, the availability of a land parcel large enough to accommodate such a use in both Cabramatta/Canley Vale is limited. The Club site provides a viable alternative in close proximity to the two town centres.

Consistency with strategic planning framework :

Draft Metropolitan Strategy for Sydney to 2031

The proposal is consistent with the general objectives of the Productivity and Prosperity direction of the Draft Strategy in particular Objective 10: Provide capacity for job growths and diversity across Sydney. The proposed hotel will have the capacity to provide between 80-120 jobs in a location that is easily accessible via public transport and will complement the nearby Cabramatta and Canley Vale Town Centres.

Draft West Central Subregional Strategy

The subregional strategy states an employment target of 15,000 jobs for Fairfield LGA. The increased employment of 80-120 jobs under the proposal will enhance activity around the existing centres of Canley Vale and Cabramatta by providing a service in an accessible location that is currently not provided in the area.

Fairfield City Plan 2010-2020

The proposal is consistent with directions and themes contained in the Fairfield City Plan 2010-2020 by focusing activity in accessible locations as well as creating increased employment opportunities of 80-120 jobs.

Environmental social economic impacts :

Environmental impacts

There are no known critical habitat, threatened species populations or ecological communities on the subject site. The site appears to be affected by both mainstream (part low risk) and overland flooding (part medium and part low risk). Flooding issues can be adequately addressed at the Development Application (DA) stage. Any resulting DA will be required to meet the flood planning provisions in Clause 6.3 of Fairfield LEP 2013 (as well as Chapter 11 Flood Risk Management of Council's City Wide DCP and the NSW Governments Flood Planning Development Manual 2005) to ensure flood impact is managed appropriately.

Social and Economic Impacts

The proposal will complement the existing nearby town centres and is unlikely to adversely affect the economic viability of those centres. Hotel or motel accommodation are already permissible in both the B4 Mixed Use (Cabramatta Town Centre) and B2 Local Centre (Canley Vale Town Centre) zone however no hotel/motel accommodation options exist in the area.

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Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Sydney Water Telstra**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Council Cover Letter 3 March 2014.pdf	Proposal Covering Letter	Yes
Planning Proposal - Cabravale Diggers Club - Feb 2014.pdf	Proposal	Yes
Council Report incl Urban Form Analysis and Masterplan - 11 Feb 2014.pdf	Determination Document	Yes
Extract Council Meeting Minutes 11 Feb 2014.pdf	Determination Document	Yes
Proposal submitted by Cityscape Planning and Projects Nov 2013.pdf	Study	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.1 Business and Industrial Zones
2.3 Heritage Conservation
4.1 Acid Sulfate Soils
4.3 Flood Prone Land
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

Additional Information : **1. Prior to undertaking public exhibition, Council is to amend the planning proposal to**

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address Section 117 Directions 3.4 Integrating Land Use and Transport and 6.3 Site Specific Provisions.

2. It is considered that the planning proposal is inconsistent with the requirements of Section 117 Direction 6.3 Site Specific Provisions in that the amendment seeks to permit specific uses on the subject land. The inconsistency is considered to be of minor significance.

3. Community consultation is required under Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in Section 5.5.2 of A Guide to Preparing LEPs (Planning & Infrastructure 2013).

4. Consultation is required with the following public authorities under Section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Endeavour Energy
- Jemena
- Sydney Water
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. Delegation is to be given to Council to exercise the Minister's plan-making powers.

7. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Supporting Reasons :

The proposal has merit due to proximity to public transport and existing infrastructure, the potential creation of 80-120 jobs and the lack of existing short-term stay accommodation in the area.

Signature:

R T Cumming

Printed Name:

Rachel Cumming

Date:

16 April 2014

