

In reply please quote 13/25179

3 March 2014

Mr Peter Goth
Regional Director
Department of Planning – Sydney West Region
Locked Bag 5020
PARRAMATTA NSW 2150



Dear Mr Goth

**DRAFT PLANNING PROPOSAL IN RESPECT OF – HOTEL OR MOETEL
ACCOMODATION AS AN ADDITIONAL PERMITTED USE AT CABRAVALE
DIGGERS CLUB SITE**

Council at its meeting of 18 February 2014 resolved to forward the above Planning Proposal to the Minister for Planning and Infrastructure, under Section 55 of the Environmental Planning & Assessment Act 1979.

The draft Planning Proposal seeks to amend the Fairfield Local Environmental plan 2013 to allow *hotel or motel accommodation* as an additional permitted use under Schedule 1 at the Cabravale diggers

To enable the Department's consideration of this matter and the issuing of a Gateway Determination, the following information is submitted:

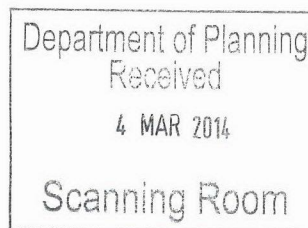
- Draft Planning Proposal [prepared by Council (hard copy)];
- Compact disc with the following supporting information
 - o Copy of Draft Planning Proposal (prepared by Council);
 - o Council Report – Cabravale Diggers – Amendment to Fairfield LEP 2013 allow Hotels (11 February 2014) and Council Resolution; and
 - o Planning Proposal submitted by Cityscape Planning + Projects (November 2013)

Should you require any additional information in respect of this matter, please do not hesitate to contact Kevin Kuo on 9720 0850. Council looks forward to hearing from the Department in the near future.

Yours faithfully



Kevin Kuo
Co-ordinator
Strategic Land Use and Planning



Planning Proposal

Hotel or Motel Accommodation as an additional permitted use at the Cabravale Diggers Club site.

Amendment to Fairfield Local Environmental Plan 2013

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- A.** Council Report – Cabravale Diggers – Amendment to Fairfield LEP 2013 to allow Hotels (11 February 2014)
- B.** Planning Proposal submitted by Cityscape Planning + Projects (November 2013)

Preliminary Information

1.1 Context

This Planning Proposal has been drafted in accordance with section 55 of the Environmental Planning and Assessment Act 1979, and seeks to amend Fairfield LEP 2013.

1.2 Background Information

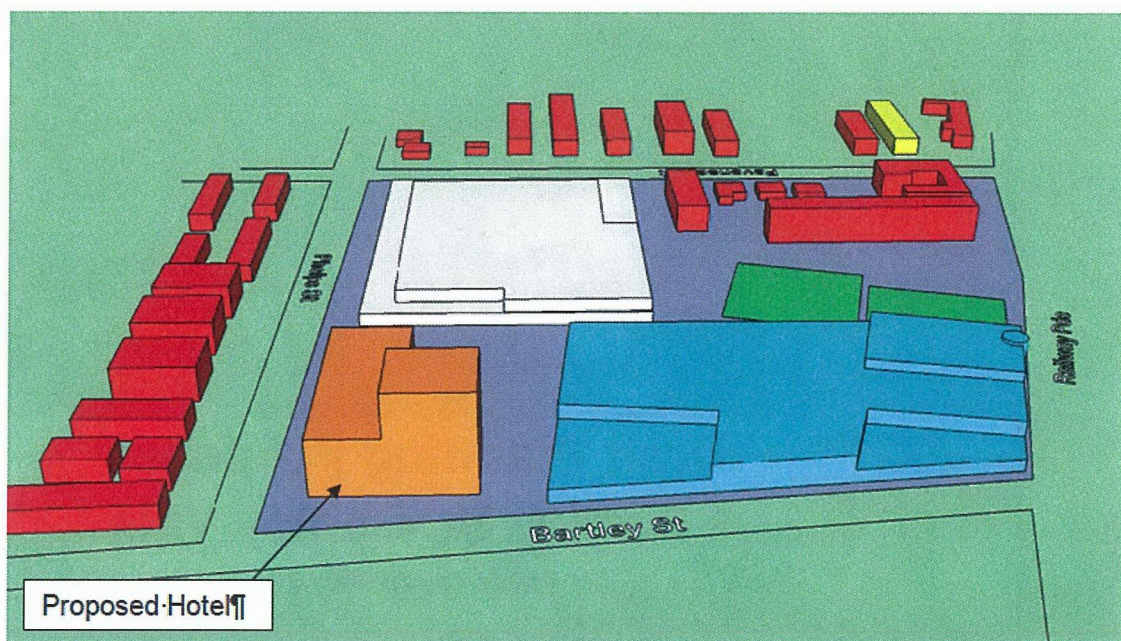
In December 2013, Cityscape Planning (applicant) on behalf of Cabravale Diggers submitted a Planning Proposal seeking to amend the Fairfield LEP 2013 *Schedule 1 Additional permitted uses* to allow “hotel or motel accommodation” as a use permissible with Council consent at 1 Bartley Street, Canley Vale (Lot 51 DP 1120245) otherwise known as the Cabravale Diggers Club. The applicant has also submitted a masterplan detailing the location of the proposed hotel on the Club site including building envelopes.

The issues associated with the proposal are outlined in the following sections of this document as well as in the attached Council report dated 11 February 2014.

1.3 Subject Land

The subject site comprises the Cabravale Diggers Club site which includes bowling greens, Club facilities and decked and surface car park areas.

The proposed location of the hotel is the vacant area located at the south-western corner of the site (corner of Bartley and Phelps Street).



The site is surrounded by residential apartments to the north and west with Cabravale Park located to the south (refer to location/aerial map below).



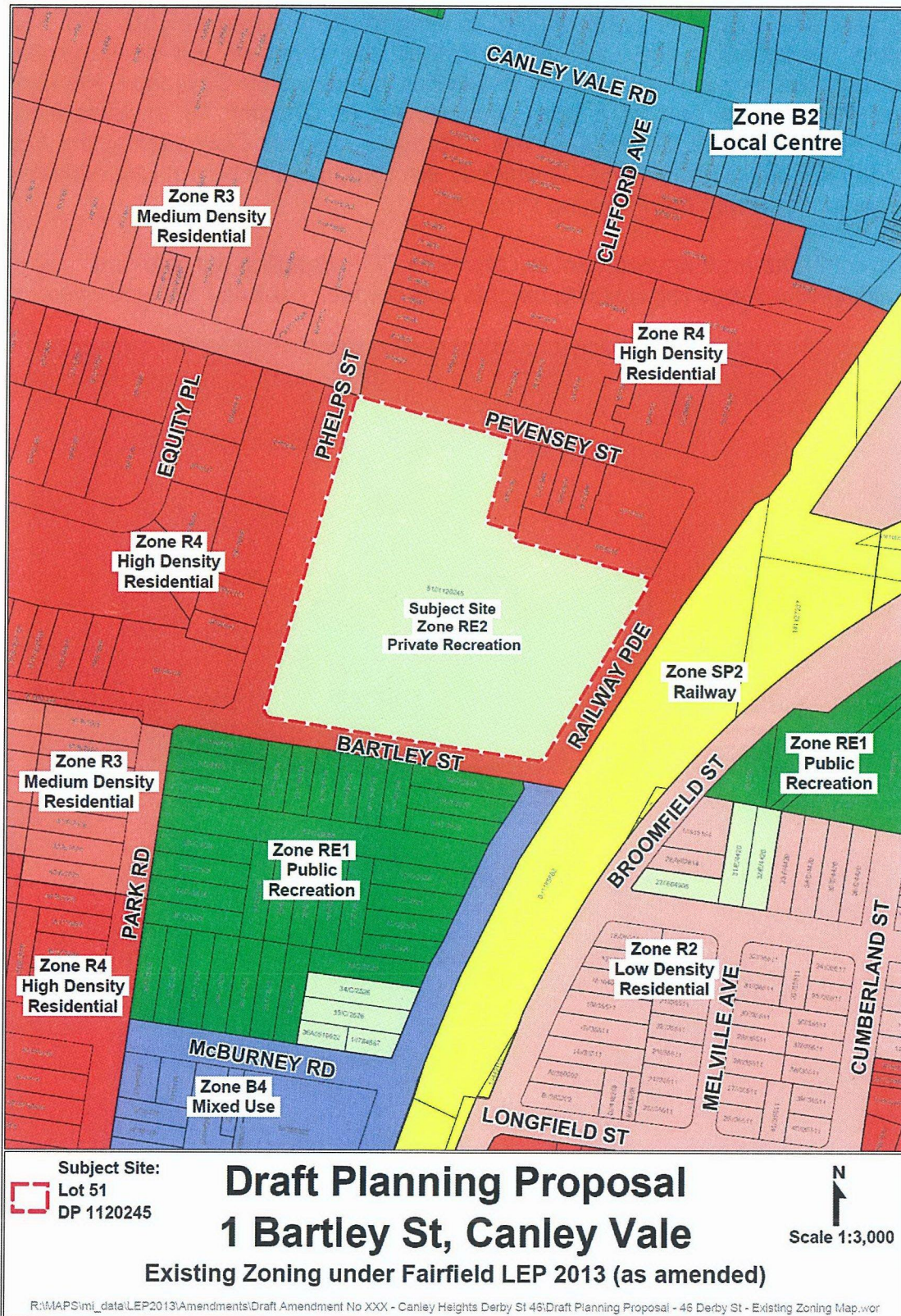
Subject Site:  Lot 51 DP 1120245	Draft Planning Proposal 1 Bartley St, Canley Vale Air Photo taken May 2012	N  Scale 1:3,000
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R:\MAPS\m_data\LEP2013\Amendments\Draft Amendment No XXX - Canley Vale Bartley St 1\Draft Planning Proposal - 1 Bartley St - Air Photo Map.wor

Location/Aerial Map

1.4 Current Planning Provisions for subject Site

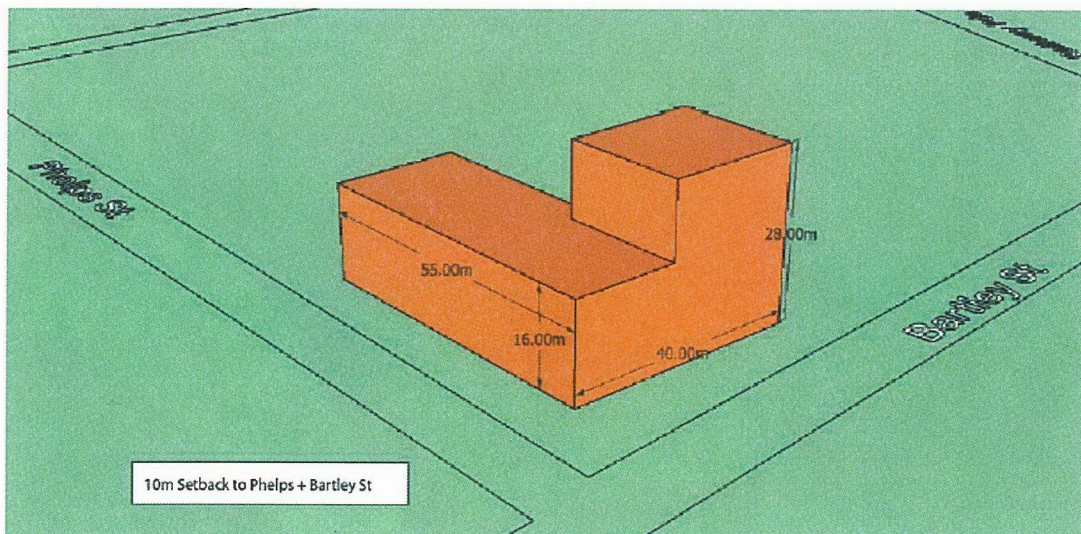
The subject site is currently zoned RE2 – Private Recreation under the Fairfield Local Environmental Plan (LEP) 2013 (refer to zoning map below). Development for the purpose of *Hotel or motel accommodation* is not permissible within the zone.



The Fairfield LEP 2013 does not identify any maximum building heights or floor space ratio controls for the subject site. However, it is noted that the surrounding high density residential zone provides for a maximum building height of 16m and FSR of 0.8:1.

It is noted that the proposal seeks to amend the Schedule 1 of the LEP 2013 to permit *hotel or motel accommodation* as an additional permitted use on the subject site only. It is not proposed to amend the building heights and FSR maps contained in the LEP 2013. Rather, the proposal will be controlled through the inclusion of building envelopes prepared by Cityscape Planning and Projects as part of a draft amendment to Chapter 10 Miscellaneous Development (10.9 *Controls for the Cabravale Diggers Club site*) of the City Wide DCP 2013 (refer to AT-C) which is also proposed to be publicly exhibited in conjunction with the Planning Proposal.

Extract of the draft amendment to City Wide DCP detailing the relevant building envelopes (eg building heights and setback controls) shown below:



Part 1 – Objectives

The purpose of the planning proposal is to provide short-term stay accommodation such as hotel or motel on the site in an accessible location.

In summary, the objective of the Planning Proposal is to amend the Fairfield Local Environmental Plan 2013 to allow *hotel or motel accommodation* as an additional permitted use under Schedule 1 at the Cabravale Diggers Club site.

The planning proposal applies to the following land:

South western corner of the Cabravale Diggers Club site. 1 Bartley Street, Canley Vale (Lot 51, DP 1120245)

The planning proposal is in accordance with Council's decision at its meeting on 11 February 2014 (see attached report).

Part 2 – Explanation of provisions

To achieve the objectives mentioned above, the Planning Proposal will need to amend the Fairfield Local Environmental Plan 2013 (FLEP 2013) as follows:

1. Amend *Schedule 1 Additional permitted uses* to include the following:

Use of certain land at 1 Bartley Street, Canley Vale

(1) This clause applies to land identified as "xx" on the Key Sites Map

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

Part 3 – Justification

Section A – Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

The planning proposal is a result of an owner initiated (Cabravale Diggers Club) application. The proposal prepared by Cityscape Planning + Projects have identified that the “*Club is looking to provide short – term stay accommodation such a hotel or motel on site in response to the current lack of such accommodation in the broader Cabramatta area*” (copy of Planning Proposal submitted by Cityscape shown in AT-B)

As there is a vacant underutilised area located on the south western corner of the site, the Club has determined that this would be the most suitable location. This is also reflected in the Masterplan submitted as part of the planning proposal.

From a Council officer point of view it is considered that given the surrounding land uses and close proximity to public transport, there is merit in the Club’s proposal. The Club is located within an existing high density residential area and across the road from the Cabravale Park. The subject site is also almost equidistant between the Canley Vale Town Centre and Cabramatta Town Centre and is in walking distance to the both Canley Vale and Cabramatta train stations.

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

Yes. An amendment to Schedule 1 Additional permitted uses of the FLEP 2013 is the best means of achieving the objective/intended outcomes. This ensures that hotels or motel accommodation are restricted to the subject site only rather than across all Private Recreation-RE2 zones.

As mentioned above, the surrounding land uses and close proximity of the site to public transport and nearby town centres are site specific issues. Accordingly, this is the reason why Council officers do not support amending the RE2 zone permissibility table as an alternative option as this would enable hotels/motels to be developed across all Private Recreation zones throughout the LGA. Furthermore, rezoning the site to a business zone will have the impact of enabling a wide range of retail/commercial uses on the subject site by essentially extending the existing nearby town centres at Cabramatta and Canley Vale upon which there is currently no economic/planning justification to increase commercial/retail zoned land at this location.

Accordingly, it is considered that there is merit for this site in particular to warrant further consideration through an amendment to Schedule 1 of the LEP as an additional permitted use for the subject site only. Future amendments to allow hotels in other RE2 zones should therefore be assessed on a case by case basis.

Is there a net community benefit?

Yes, Council believes that the proposal to allow hotel or motel accommodation on the subject site will have the following community benefit:

- Enhance Local Tourism: Providing short term stay accommodation in the Cabramatta area which is becoming increasingly recognised as a food and cultural destination has the potential to open the area up to more visitors/tourists.
- Increase Employment: According to the applicant's proposal, it is expected that the proposed hotel/motel could generate between 80-120 new jobs in the LGA contributing to the employment targets identified in Metropolitan and Sub-Regional Planning Strategies.

In addition, it is recognised that while such a use would ideally be situated in a town centre, the availability of a parcel large enough to accommodate such a use in both Cabramatta/Canley Vale is limited. It is also considered that the subject site is located in close proximity to both town centres and public transport that it would meet the needs of integrating land use and public transport principles as well as serve a potential need.

It is considered that such characteristics may not necessarily apply to other Club sites across the LGA so there should not be any realistic expectation that this would create a precedent or expectation for change to either other Club sites in the LGA or adjacent residential zoned land. Nonetheless, any future request for a rezoning/LEP amendment to allow hotels/motels will therefore be assessed on a case by case basis.

Section B – Relationship to strategic planning framework

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)?

Draft Metropolitan Strategy for Sydney to 2031

On 19 March 2013, the Department released the *Draft Metropolitan Strategy for Sydney to 2031*. The Draft Strategy supports the key goals, targets and actions contained in NSW 2021, the NSW Government's business plan to make NSW number one. It has also been prepared in conjunction with the NSW Long Term Transport Master Plan and the State Infrastructure Strategy. It is noted that the Draft Metro Strategy is a high level document that sets the strategic direction for the Metropolitan region. According to the recently released planning White Paper the next stage of strategic planning will involve the preparation of Regional Growth Strategies which will provide a further framework for growth that will inform the preparation of Sub Regional Delivery Plans. Under the Draft Strategy, the Fairfield LGA falls within the South West Sub Region

The Draft Strategy sets out 6 key directions:

1. Balanced Growth
2. A Liveable City
3. Productivity and Prosperity
4. Healthy and Resilient Environment
5. Accessibility and Connectivity
6. Sub-Regions - South West Sub Region.

It is considered that 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 jobs 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.

Metropolitan Strategy for Sydney to 2036

Metropolitan Strategy for Sydney to 2036 identifies nine strategic directions with a series of objectives and actions, it is considered that the key consistencies include:

- **Strategic Direction B – Growing and Renewing Centres**
B1: To focus activity in accessible centres
- **Strategic Direction C – Transport for a connected City**
C2: To build on Sydney's strengths by further integrating transport and land use planning and decision-making to support increased public transport mode share
- **Strategic Direction E – Growing Sydney's economy**
E1: Ensure adequate land supply for economic activity investment and jobs in the right locations.

Given the close proximity of the site to public transport and Cabramatta and Canley Vale Town Centres there is merit in amending the LEP to allow the development of a hotel as it will not only provide activity in an accessible location, but will also provide additional employment (80-120 jobs) in the local area.

Draft West Central Sub- Regional Strategy (SRS)– West Central Sub Region

The subregional strategy is an implementation tool for the Metro Strategy and provides regional specific actions to guide the long term development of an area. In particular the Draft SRS sets out employment and residential targets for each LGA within the sub region. The SRS also seeks to provide for balanced growth among LGA to build upon regional strength through the identification of strategic centres and corridors, Towns, Villages, Neighbourhood and Specialised Centres in relation to the overall structure of the Metro Strategy.

It is considered that the proposal will contribute to the employment target of 15,000 jobs in the Fairfield LGA and will also enhance activity around the existing centres of Canley Vale and Cabramatta by providing a service in an accessible location that is currently not yet met in those town centres. This may be due to the lack of available sites in these town centres to accommodate such an activity as well as the strength of retailing in the local market.

Is the planning proposal consistent with the local Council's community strategic plan, or other local strategic plan?

Yes, the proposed amendment 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.

Is the planning proposal consistent with the applicable state environmental policies?

The relevant State Environmental Planning Policies are outlined in the table below:

SEPP Title	Relevant	Consistency of Planning Proposal
SEPP 1 – Development Standards	NO	
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	NO	
SEPP 6 – Number of Storeys in a Building	NO	
SEPP 14 – Coastal Wetlands	NO	
SEPP 15 – Rural Landsharing Communities	NO	
SEPP 19 – Bushland in Urban Areas	NO	
SEPP 21 – Caravan Parks	NO	
SEPP 22 – Shops and Commercial Premises	NO	
SEPP 26 – Littoral Rainforests	NO	
SEPP 29 – Western Sydney Recreation Area	NO	
SEPP 30 – Intensive Agriculture	NO	
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	NO	
SEPP 33 – Hazardous and Offensive Development	NO	
SEPP 36 – Manufactured Home Estates	NO	
SEPP 39 – Spit Island Bird Habitat	NO	
SEPP 41 – Casino Entertainment Complex	NO	
SEPP 44 – Koala Habitat Protection	NO	
SEPP 47 – Moore Park Showground	NO	
SEPP 50 – Canal Estate Development	NO	
SEPP 52 – Farm Dams and Other Works in Land and Water Management Plan Areas	NO	
SEPP 55 – Remediation of Land	NO	
SEPP 59 – Central Western Sydney Regional Open Space and Residential	NO	
SEPP 60 – Exempt and Complying Development	NO	
SEPP 62 – Sustainable Aquaculture	NO	
SEPP 64 – Advertising and Signage	NO	
SEPP 65 – Design Quality of Residential Flat Development	NO	
SEPP 70 – Affordable Housing (Revised Schemes)	NO	
SEPP 71 – Coastal Protection	NO	
SEPP (Affordable Rental Housing) 2009	NO	

SEPP Title	Relevant	Consistency of Planning Proposal
SEPP (Building Sustainability Index: BASIX) 2004	NO	
SEPP (Exempt and Complying Development Codes) 2008	NO	
SEPP (Housing for Seniors or People with a Disability) 2004	NO	
SEPP (Infrastructure) 2007	NO	
SEPP (Major Development) 2005	NO	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NO	
SEPP (Rural Lands) 2008	NO	
SEPP (Sydney Drinking Water Catchment) 2011	NO	
SEPP (Sydney Region Growth Centres) 2006	NO	
SEPP (Temporary Structures) 2007	NO	
SEPP (Urban Renewal) 2010	NO	
SEPP (Western Sydney Employment Area) 2009	NO	
SEPP (Western Sydney Parklands) 2009	NO	

The relevant Sydney Regional Environmental Plans are outlined in the table below:

SREP Title	Relevance	Consistency of Planning Proposal
SREP 9 – Extractive Industry (No 2 – 1995)	NO	
SREP 18 – Public Transport Corridors	NO	
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	NO	

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The relevant Section 117 Directions contained within the Environmental Planning and Assessment Act 1979 are outlined in the table below:

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	- Encourage employment growth in suitable locations - Protect employment land in business and industrial zones - Support the viability of identified strategic centres.	This proposal is for an additional permitted use of hotel/motel on the subject Club site. The proposal does not seek to extend or reduce land currently zoned for business as the Club site is zoned RE2-Private Recreation. The site is very well accessed by public transport including bus services and a railway line with the Club being within walking distance of both Cabramatta and Canley Vale Railway Stations. Cabramatta Town Centre which is zoned B4 Mixed Use under Fairfield LEP 2013 is also located within close proximity to the south of the Club and are only separated by a public	YES

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
		park. <i>Hotel or motel accommodation</i> is already permitted in the Cabramatta Town Centre under the B4 Mixed Use zoning. Similarly, Canley Vale Town Centre located approximately 200 metres to the north of the Club site is zoned B2 Local Centre which also permits <i>hotel or motel accommodation</i> with consent. The existing zoning of the site also currently allows development for purposes which are considered to have potentially more significant impact on surrounding residential amenity for example, recreation facilities (major) and function centres.	
1.2 Rural Zones	Protect agricultural production value of rural land.	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	N/A	N/A
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	N/A.	N/A
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	N/A	N/A
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The planning proposal does not propose to alter provisions applying to heritage conservation under cl.5.10 of the draft Fairfield LEP 2013. However, the closest heritage item is located within Cabravale Park – Bandstand (I17) Notwithstanding the above, any development within proximity to heritage items would need to address the provisions of the above clause of the FLEP 2013 as part of the DA process where relevant.	YES
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	N/A	N/A
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	- Encourage a variety and choice of housing types to provide for existing and future housing needs - Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services - Minimise the impact of residential development on the environment and resource lands.	N/A	N/A
3.2 Caravan Parks and Manufactured Home Estates	- Provide for a variety of housing types - Provide opportunities for caravan parks and manufactured home estates.	N/A	N/A
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	N/A	N/A

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
3.4 Integrating Land Use and Transport	- Improve access to housing, jobs and services by walking, cycling and public transport. - Increase choice of available transport and reducing car dependency. - Reduce travel demand and distance (especially by car) - Support the efficient and viable operation of public transport services - Provide for the efficient movement of freight	N/A	N/A
3.5 Development Near Licensed Aerodromes	- Ensure effective and safe operation of aerodromes - Ensure aerodrome operation is not compromised by development - Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures.	N/A	N/A
3.6 Shooting Ranges	- Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, - Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land - Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	N/A	N/A
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	The subject site is not located in a known area of acid sulphate soils according to the FLEP 2013.	YES
4.2 Mine Subsidence and Unstable Land	Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	N/A	N/A
4.3 Flood Prone Land	- Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>. - Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The subject site appears to be affected by both mainstream (part low risk) and overland flooding (part medium and part low risk). Accordingly, should the LEP amendment be gazetted, any resulting development application will required to meet the provisions in Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Governments Flood Planning Development Manual 2005.	YES
4.4 Planning for Bushfire Protection	- Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. - Encourage sound management of bush fire prone areas.	N/A	N/A

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
5. Regional Planning			
5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	N/A	N/A
5.2 Sydney Drinking Water Catchments	To protect water quality in the hydrological catchment.	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	- Ensure that the best agricultural land will be available for current and future generations to grow food and fibre - Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning - Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	- Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route - Prevent inappropriate development fronting the highway - Protect public expenditure invested in the Pacific Highway - Protect and improve highway safety and efficiency - Provide for the food, vehicle service and rest needs of travellers on the highway - Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns.	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	Draft LEPs shall not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport at Badgerys Creek	N/A	N/A
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	N/A	N/A
6.2 Reserving Land for Public Purposes	- Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes - Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	N/A	N/A
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	N/A	N/A
7. Metropolitan Planning			
7.1 Implementation of	Planning proposal shall give legal	The proposal will focus activity in an	YES

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
the Metropolitan Plan for Sydney 2036	effect to the vision, land use strategy, policies, outcomes and actions contained in the Metro Strategy.	accessible location and will generate between 80-120 new jobs. It is therefore considered that the proposal is consistent with the objectives of the Metro Strategy for Sydney to 2036 In particular, the proposal is consistent with the following objectives of the Metro Strategy for Sydney to 2036: - Strategic Direction B – Growing and Renewing Centres B1: To focus activity in accessible centres - Strategic Direction C – Transport for a connected City C2: To build on Sydney's strengths by further integrating transport and land use planning and decision-making to support increased public transport mode share - Strategic Direction E – Growing Sydney's economy E1: Ensure adequate land supply for economic activity investment and jobs in the right locations.	

Section C – Environmental, social and economic impact

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?

The planning proposal applies to the Cabravale Diggers Club site which currently contains an existing club, bowling greens, decked and at grade car parking areas. The site has been built up and there are no known critical habitat, threatened species, populations or ecological communities at the subject site.

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

The subject site appears to be affected by both mainstream (part low risk) and overland flooding (part medium and part low risk).

Accordingly, should the LEP amendment be gazetted, any resulting development application will be required to meet the provisions in Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Governments Flood Planning Development Manual 2005 to ensure flooding impact is managed appropriately.

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

The social impacts of the proposal have been considered and it is unlikely that the proposal will have any significant adverse social effects.

With regard to potential economic effect, it is considered that the proposal will complement the existing nearby town centres and is not likely to adversely affect the economic viability of those centres as *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.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The proposal is unlikely to place a level of demand on existing public infrastructure that could not be managed satisfactorily by Council.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section is to be completed following Gateway Determination and consultation with State/Commonwealth public authorities.

Part 4 – Community Consultation

In addition to requirements issued by the DP&I under the planning proposal covering consultation with State Government Agencies and utility providers as specified in the Gateway Determination, it is proposed that consultation and public exhibition of the planning proposal (for a minimum period of 28 days) be undertaken with land owners and residents via:

- Letters to adjoining land owners
- Notice in the local newspaper
- Letters to adjoining Council's (Blacktown, Liverpool, Penrith, Holroyd, Parramatta, Auburn and Bankstown)