

FAIRFIELD LOCAL PLANNING PANEL

Meeting Date 30 August 2018

Item Number. 20

SUBJECT: Planning Proposal - Cabramatta Town Centre East
Premises: Various properties bounded by Fisher Street, Broomfield Street and Cabramatta Road East, Cabramatta (CLOSED BRIEFING SESSION)
Applicant/Owner: Moon Investments Pty Ltd (Director/Secretary - Jim castagnet, Director - Leon Zheng)
Zoning: B4 Mixed Use



FILE NUMBER: 16/18077

REPORT BY: Chris Shinn, Coordinator Strategic Planning

RECOMMENDATION:

That the Fairfield Local Planning Panel provide advice on this proposal and that the draft Planning Proposal for Cabramatta Town Centre East (incorporating the Fairfield Local Planning Panel's advice) be forwarded to the Department of Planning and Environment for Gateway Determination.

SUPPORTING DOCUMENTS:

AT-A 	Council Report - DISTRIBUTED SEPARATELY	25 Pages
AT-B 	Planning Proposal and associated documents - DISTRIBUTED SEPARATELY	319 Pages

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

Council is in receipt of a Planning Proposal for a large precinct of land located on the eastern side of Cabramatta Railway Station bounded by Fisher Street, Broomfield Street and Cabramatta Road East Cabramatta. The subject site (Figure 1.) consists of 22 privately owned lots plus an area of public laneway currently owned by Council and has a total site area of 12,847 square metres.

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Figure 1 – Subject site

The Planning Proposal seeks to amend the following provisions of Fairfield LEP 2013:

- Height of Buildings map;
- Floor Space Ratio map;
- Minimum Site Area - Town Centre Precinct map; and
- Create an Additional Local Clause 7.9 – Cabramatta - Area E.

The Planning Proposal is seeking a maximum Height of Building (HOB) for the site of 66 metres (to allow development of up to 19 storeys) and a maximum Floor Space Ratio (FSR) of 6.45:1. Amendments to the Town Centre Precinct Minimum Site Area Map and an additional local clause for Cabramatta – Area E (under Part 7 of Fairfield LEP 2013) will be required to provide minimum site areas and objectives to facilitate future orderly development of the land.

Council officers have reviewed and assessed the Planning Proposal. The Proposal is deemed to have strategic merit and is supported subject to the resolution of issues as outlined in the body of this report.

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The Planning Proposal was reported to Council's Outcomes Committee on 14 August 2018. The matter will be considered at the Ordinary Council meeting on 28 August 2018.

Further detail of the proposal can be viewed in **Attachment A** – Council report and **Attachment B** – Planning Proposal.

FAIRFIELD LOCAL PLANNING PANEL (FLPP) REFERRAL CRITERIA

The planning proposal is required to be referred to the Local Planning Panel for advice as set out by the Local Planning Panels Direction – Planning Proposals under section 9.1 of the Environmental Planning and Assessment Act 1979.

REASONS FOR RECOMMENDATION

Council officers have reviewed and assessed the Planning Proposal. The proposal is deemed to have strategic merit and is supported subject to the resolution of issues as outlined in the body of the report to Council (**Attachment A**) dated 14 August 2018.

Accordingly, it is requested that the Fairfield Local Planning Panel provide advice on this proposal and that the draft Planning Proposal for Cabramatta Town Centre East (incorporating the Fairfield Local Planning Panel's advice) be forwarded to the Department of Planning and Environment for Gateway Determination.

Chris Shinn
Coordinator Strategic Planning

Authorisation:
Manager Strategic Land Use & Catchment Planning

Fairfield Local Planning Panel - 30 August 2018

File Name: **FLPP30082018_5.DOCX**

***** END OF ITEM 20 *****

Placeholder for Attachment A

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Fairfield Local Planning Panel

Planning Proposal - Cabramatta Town Centre East

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25 Page(s)

Placeholder for Attachment B

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Planning Proposal - Cabramatta Town Centre East

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