# Attachment A

May 2010 Council Report – Central Services Facility – Employment Lands Strategy

Page 14

# Ordinary Council Minutes

Meeting Date: 25 May 2010

MOTION (White/Huynh)

That the rescission motion be dealt with as a matter of urgency at this time.

# CARRIED UNANIMOUSLY

The Deputy Mayor ruled the Rescission Motion was a matter of urgency.

**MOTION:** (Toma/Rohan)

That the resolution passed in respect of Item 61 of the Ordinary Council Meeting on 25 May 2010 be rescinded.

The Motion was **PUT** and **LOST**.

#### The Mayor resumed the Chair at 8.02pm.

# Councillor Carbone returned (8.03pm) to the meeting

MOTION: (Huynh/White)

That items 78 and 79 be dealt with concurrently.

#### CARRIED

78:	Central Services - SUPPLEMENT File Number: G07	ARY
79:	lssue:	Central Services Facilities - Employment Lands Strategy
	Premises:	449 Victoria Street, 96 Newton Road and 447 Victoria Street, Wetherill Park (Newton Road Central Service Facility) and 1183-1187 The Horsley Drive, Wetherill Park (Greenway Plaza CSF)
	Applicant:	N/A
	Owner:	Refer to Attachment 'A' of previous report
	Zoning:	General Industrial 4A (447-449 Victoria Street and 96
		Newton Road)
		Special Industrial 4C (1183-1187 The Horsley Drive)
	Submissions:	Yes (refer Attachment A)
	- SUPPLEMENT	ARY
	File Number: G07	/-19-174
10000000000000000000000000000000000000	MOTION: ()	tuynh/Khoshaba)

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	Minutes	
Meeting Date: 25 May 2010		Page 15

- 1. That Council notify the owners of the subject sites that it no longer wishes to pursue the Central Services Facilities strategy, taking into consideration the existing retail and business uses in the industrial area and the provision in the standard LEP instrument which allows for neighbourhood shops which will sufficiently address the day to day needs of the industrial workforce.
- 2. That the owner of 96 Newton Road and 449 Victoria Street be notified that Council will consider the following uses with associated floor space limits specified below upon lodgement of a planning proposal and site specific DCP for Council's consideration:
  - Childcare Centre—accommodating up to 60 places
  - Hotel (and conference centre rooms being ancillary to the hotel up to 7,000m<sup>2</sup>)
  - Medical facilities up to 300m<sup>2</sup>
- 3. That Council make clear to the owner of 96 Newton Road and 449 Victoria Street that the scale of uses proposed in their planning proposal should be consistent with meeting the day to day needs of the industrial area, and not seek to attract customers from outside this area.
- 4. That the Department of Planning be notified of Council's concerns that the possible abuse of the Standard LEP Instrument could result on potential impacts on surrounding centres, considering the close proximity to residential areas.

In particular, some of the concerns include:

- The potential for the large clustering of neighbourhood shops, to form shopping centres in the industrial zones, that target nearby residential areas.
- The potential for the clustering of specific individual uses, i.e. restaurant strip.
- No defined maximum floor space allocation for a mixed cluster of individual neighbourhood shops in industrial areas to form a shopping centre.
- 5. That Council clearly indicate to the Department an intention to set the maximum floor space for neighbourhood shops at 80m<sup>2</sup> in the industrial area. A further report be prepared by Council officers detailing the implications of setting this limit in other zones and as part of the report Council obtain confirmation from the Department of the range of uses that would be permitted under the neighbourhood shop definition to allow

	Ordinary Council	
	Minutes	
leeting Date: 25 May 2010		 Page 16

an assessment of the likelihood of small shopping centres being established via a cluster of neighbourhood shops. This information should be included as part of the draft LEP process.

6. That the Department of Planning be informed of Council's decision and concerns.

A division was taken with the following results:

Aye Nay Councillor Carbone Councillor Huynh Councillor Khoshaba Mayor Lalich Councillor Molluso Councillor Molluso Councillor Mooshi Councillor Rohan Councillor Rohan Councillor Tran Councillor Trapla Councillor Trapla Councillor White Councillor Yousif

Total=(12)

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#### CARRIED UNANIMOUSLY

# **REPORT BY CHAIRMAN OF THE SERVICES COMMITTEE - 11 MAY 2010**

Accreditation of Council Building Surveyors File Number: G02-17-014

MOTION: (Khoshaba/Mooshi)

That Council delegate to the City Manager the following:

"(v) The function of making recommendations for the purposes of Section 5 (1A) of the Building Professionals Act 2005. "

#### CARRIED

77:	Affixing of Council	<u>I's Seal – Deed of Covenant.</u>
	Address:	147-151 Newton Road and 69 Elizabeth Street,
		Wetherill Park.
	Current Owner:	Kenneth R Moras Pty Ltd

76:

# SUPPLEMENTARY REPORT BY CHAIRMAN OUTCOMES COMMITTEE

Meeting Date 11 May 2010

Item Number. 78

SUBJECT:

Central Services Facilities

(SUPPLEMENTARY)

FILE NUMBER: G07-19-174

PREVIOUS ITEMS: 44 - Issue: Central Services Facilities – Employment Lands Strategy Premises: 449 Victoria Street, 96 Newton Road and 447 Victoria Street, Wetherill Park (Newton Road Central Service Facility) and 1183-1187 The Horsley Drive, Wetherill Park (Greenway Plaza CSF) - Outcomes Committee - 13 April 2010 Item 44 - Ordinary Council - 27 April 2010

**REPORT BY:** Diane Cuthbert, Executive Manager Environmental Standards

#### **RECOMMENDATION:**

That this report be considered in conjunction with Item 79 of the Council agenda and Council determine its position on the Central Services Facilities or uses for the sites referred to above, known as the Central Services Facilities sites.

NOTE: This report deals with a planning decision made in the exercise of a function of Council under the EP&A Act and a division needs to be called.

#### SUPPORTING DOCUMENTS:

AT-A Report to Ordinary Council - 27 April 2010

35 Pages

#### SUMMARY:

A report on the Central Services Facilities was submitted to the Outcomes Committee in April 2010, that Committee resolved as follows:

"1. That Council notify the owners of the subject sites that it no longer wishes to pursue the Central Services Facilities Strategy, taking into consideration the existing retail and business uses in the industrial area and the provision in the standard LEP

# SUPPLEMENTARY REPORT BY CHAIRMAN OUTCOMES COMMITTEE

Meeting Date 11 May 2010

Item Number. 78

Instrument, which allows for neighbourhood shops, which will sufficiently address the day to day needs of the industrial workforce.

- 2. That the owner of 96 Newton Road and 449 Victoria Street be notified that Council will consider the following uses with associated floor space limits specified below upon lodgement of a planning proposal and site specific DCP for Council's consideration:
  - Child Care Centre accommodating up to 60 places
  - Hotel (and conference centre rooms being ancillary to the hotel up to 7000m<sup>2</sup>)
  - Medical facilities up o 300m<sup>2</sup>
- 3. That Council make clear to the owner of 96 Newton Road and 449 Victoria Street that the scale of uses proposed in their planning proposal should be consistent with meeting the day to day needs of the industrial area, and not seek to attract customers from outside this area".

The matter was then referred to the Council meeting on 27 April 2010, where it was resolved to defer consideration of the item until the May Council meeting. Attached is the report that went to the Outcomes Committee.

Diane Cuthbert Executive Manager Environmental Standards

Outcomes Committee - 11 May 2010

File Name: OUT110510\_25

\*\*\*\*\* END OF ITEM 78 \*\*\*\*

OUT110510\_25

SUBJECT	:	
lssue: Premises	449 Victoria	ices Facilities – Employment Lands Strategy Street, 96 Newton Road and 447 Victoria Street, Wetherill n Road Central Service Facility) and 1183-1187 The e, Wetherill Park (Greenway Plaza CSF)
Applicant		
Owner: Zoning:	General Indu	ustrial 4A (447-449 Victoria Street and 96 Newton Road) strial 4C (1183-1187 The Horsley Drive)
Submissi	ons: Yes (refer Al	(tachment A)
FILE NUN	BER: G07-19-17	4
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OUTCOMES COMMITTEE Item Number, 44 Meeting Date 13 April 2010

Extract from Employment Lands Strategy - Appendix 3 - Central 2 Pages AT-F Services Facility Floor Space Calculation

#### SUMMARY:

The Employment Lands Strategy 2008 (ELS) recommends the development of two Central Services Facilities (CSF) in Wetherill Park of approximately 15,000m2 of floor space for each node. These CSF nodes seek to expand two (2) existing industrial service centres -Greenway Plaza and a site in Newton Road to meet the personal and business needs of the industrial workforce.

Central Services Facilities (CSFs) are multi function centres that serve the needs of the local industrial work force and generally contain a range of retail/commercial uses that include convenience stores, take away food shops, Laundromats/ dry cleaners, post office, banks, medical centres, gyms, accountants, solicitors etc.

Since adoption of the ELS 2008, Council received a spot rezoning for the Newton Road CSF which the Department of Planning (DoP) did not allow to proceed as it was considered to facilitate" the development of offices outside of a strategic centre. Furthermore, since the ELS 2008 was adopted prior to the last Council election, some Councillors have raised issues in relation to the development of CSFs in the industrial area.

This report details the Issues associated with CSFs including feedback received from CSF land owners and the Department of Planning to enable Councillors to reconsider its policy position on Central Services Facilities in the Wetherill Park Industrial Area.

#### BACKGROUND:

A series of Councillor Briefings were held in late 2004, on the possible implications of the Metropolitan Strategy and involved discussions on the future of employment lands in Fairfield.

In February 2005, the Outcomes Committee resolved to proceed with the preparation of an Employment Lands Strategy that would address the following issues:

- future employment trends
- changes to existing industrial zones to enable Council to accommodate existing and future businesses and any other planning controls that should be considered to manage new uses
- impacts of any changes to industrial areas on the viability of Town Centres
- viability of converting existing industrial land into a 'business park' and if it is viable, the most suitable location and planning framework for creating a business park in the LGA.

**Outcomes Committee** Page 2 OUT130410\_13 Section B

OUTCOMES COMMITTEE Item Number, 44 Meeting Date 13 April 2010 

provide the strategic framework against which Council can assess future spot rezoning proposals

The February 2005 Outcomes report also identifies a Business Nodes report that was submitted to Council in July 1999 but was not formally reported to Council at the time. Prepared by Planning and Land Development Pty Ltd in November 1998, this report recommended that service areas/business nodes be developed around transport nodes in the industrial area to serve the needs of the local industrial workforce. This is consistent with previous planning studies which recommend that additional service uses be permitted around public transport nodes (ie transit way).

Subsequently, in March 2005, the Outcomes Committee considered a report detailing letters from certain land owners in Wetherill Park seeking to carry business/office activities (1403 and 1267 The Horsley Drive) on existing general industrial zoned land. The Outcomes Committee resolved to defer any consideration of rezoning proposals until the Employment Lands Strategy was completed to ensure that Council did not potentially undermine its future vision and direction for the industrial area by making short term decisions on rezonings.

# Fairfield City Retail and Commercial Centres Study 2005

The Fairfield City Retail and Commercial Centres Study 2005 prepared by Leyshon Consulting reviewed the four major retail/commercial centres in the LGA namely Fairfield, Cabramatta, Bonnyrigg and Prairiewood. While the Study sought to develop strategies designed to promote the future economic well being of these four (4) centres by reviewing the current retail hierarchy, Leyshon also provided some analysis regarding the provision of commercial development in the industrial areas.

Leyshon states that some local Council's have adopted a relatively restrictive approach to allowing commercial floor space in industrial areas where that floor space is not related to an onsite industrial activity. However, in the case of Fairfield, the Study recommends greater flexibility be applied to allowing commercial uses to locate industrial zones given the area's above average level of unemployment and the overall need to boost employment in Fairfield generally.

The Study also recommends that proposals in industrial areas containing over 2,500m2 of commercial floor space be located within 400 metres of access to public transport. This is consistent with the *Business Transport Nodes in Industrial Areas 1998* report by Planning and Land Development detailed above.

# Employment Lands Strategy 2008 -- Central Services Facility

Preparation of the Employment Lands Strategy (ELS) began in early 2006 by consultant's Hill PDA on behalf of Council. Funded by the Department of Planning's Planning Reform Fund, the ELS sought to address the issues tabled in the above February 2005 report as

OUT130410\_13

Outcomes Committee Section B

OUTCOMES COMMITTEE Item Number, 44 Meeting Date 13 April 2010 

part of determining the strategic framework and direction for industrial land in the Fairfield LGA.

As part of the preparation of the Strategy, Council officers also conducted drop-in sessions for industrial land owners to allow them to ask Council officers any questions and to provide comments on the future of industrial land as well as any issues that should be addressed as part of the preparation of the ELS. Feedback provided by land owners indicated a need to accommodate commercial uses that service the industrial area within the industrial zone is solicitors, surveyors, architects etc. Land owners states stated that there was a lack of general services such as medical centres, banks, accountants, post office etc and this had encouraged them to go to other LGAs to fulfil their needs. In particular, it was acknowledged from consultation sessions that business owners/workers were travelling to Liverpool and Parramatta to fulfil their higher order service needs rather than travelling to Fairfield or Cabramatta Town Centres.

In finalising the ELS, the consultant recommends the development of two (2) Central Services Facilities (CSF) nodes to be included in the Wetherill Park Industrial Area around existing established service centres (Greenway Plaza and the Newton Road CSF). Maps of the CSFs are shown in AT-B as adopted by Council in February 2008.

The function of CSFs is to provide daily services for the nearby industrial workforce in a central location and would include a range of service retail/commercial uses not limited to convenience stores, take away food shops, Laundromat/dry cleaners, post office, banks, medical centre, gym, tax agents, accountants, solicitors, childcare centres etc. Both CSF locations consolidate existing industrial service centres (Greenway Plaza and 119 Newton Road) and are in proximity to Transitway stops which is also consistent with previous studies carried out on business nodes in the industrial area.

The Strategy recommends that 15,000-16,000m2 be attributed to each CSF node as an initial strategy to test the market and impact of such a facility on nearby Town Centres. It is noted that the ELS also states that multiple nodes along transit way stops may also be appropriate for the industrial area. The Strategy also provides an indicative proportion of floor space (by use) for CSFs based on comparable analysis with CSFs in other areas. Furthermore, any applications to Council for a CSF with a higher proportion of retail or commercial space than recommended should provide an economic impact assessment supporting the difference (refer to AT-F for Appendix 3 of the ELS detailing CSF Floor space Calculations).

The ELS was placed on public exhibition from 18 July 2007 - 17 August 2007. Submissions received indicate support for the development of CSFs or service retail/commercial uses in the industrial area.

Council adopted the Fairfield ELS at the February 2008 Council meeting subject to the following:

OUT130410\_13

Outcomes Committee Section B

OUTCOMES COMMITTEE Meeting Date 13 April 2010 Item Number, 44
<ol> <li>That the configuration of the Victoria Street CSF be amended to include existing CSF at 119 Newton Road and vacant sites to the west (see AT-B)</li> <li>That minor anomalies relating to the zoning of the industrial areas (Fairfield East and Old Guildford) fronting Woodville Road be rectified to ensure consistency with other Bulky Goods Zones in the LGA</li> <li>That a note be added to the Strategy to permit the following uses in all industrial zones as part of the Comprehensive LEP process: reception centres, funeral services, childcare services, convention and hotel services.</li> <li>An additional bulky goods zone in Smithfield along The Horsley Drive (west of the Smithfield Town Centre) extending north up Market Street.</li> </ol>
Spot Rezoning – Newton Road CSF

A spot rezoning was lodged by Gat and Associates seeking to rezone the two (2) vacant sites located on the western side of the intersection of Newton Road and Victoria Street for the purposes of allowing CSF land uses on the site. The Department of Planning subsequently advised (14 April 2009) that they do not support the spot rezoning as it would facilitate the development of offices outside of a strategic centre. It was identified that the land is located within strategically significant employment lands at Wetherill Park, which is classed as 'Category 1 - Land to be retained for industrial purposes'. The DoP advised that they would not support the CSF.

It is also noted that the DoP did not support Council's resolution for additional permitted uses in all industrial zones as detailed in Council's resolution.

#### CURRENT SITUATION

The ELS was adopted prior to the last Council election and since the election, the new Council have sought clarification on the CSFs and their potential impacts on the viability of nearby town centres. A Councillor Briefing held on 21 April 2009 as a result of a question without notice regarding the impacts of CSFs, identified the need for a report detailing the issues around CSFs in order to assist Council in determining its position.

As part of preparing this review process, letters were sent in September 2009 to land owners impacted by the CSF policy, seeking their comments. The DoP were also sent a letter seeking a confirmation of their position. Details of the submissions received are discussed further in the report.

# Councillor Briefing – 2 March 2010

A Councillor briefing was held on the 2 March 2010 on issues surrounding CSFs and comments raised by CSF land owners and the DoP. Some Councillors raised concerns about the potential of these business nodes having an adverse impact on the viability of other Town Centres. Concerns were also raised by some Councillors as to whether Council should allow for CSFs in the first place given the Standard Instrument currently

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Outcomes Committee Section B

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mandates neighbourhood shops as permissible across all General and Light Industrial zones as this would serve the day to day needs of the local workforce.

This report seeks to detail the issues surrounding CSFs as discussed at the Councillor Briefing and will also provide options to allow Council to determine its position on business nodes in the industrial area.

#### SUBMISSIONS

This section deals, with the main issues raised by submission authors. A more comprehensive discussion of all issues raised by the submission authors are detailed in a submission table in AT-C.

### Issues Raised by the Department of Planning

Contrary to the Department's previous advice in relation to the proposed Spot Rezoning at the Newton Road CSF which indicated that they do not support any expansion to the existing node, the DoP have confirmed that they are not opposed CSFs but do not support any proposal to include commercial development (office premises). Subsequent advice from the DoP has indicated that they may allow for smaller office type uses e.g accountants, banks, solicitors etc providing they can be defined as business premises (the definition of Business Premises and Office Premises contained in the Standard Instrument are provided in AT-D).

It is considered that the main distinction between the definitions is that *business premises* provide for services/occupations or trades that provide a service directly to the public on a regular basis while *office premises* include activities (administrative, technical, professional etc) that do not include dealing with members of the public on a direct or regular basis. While the definitions appear to separate the business and office premises quite simplistically, there are issues around the threshold in which a business premises could in fact also be defined as an office premises. This issue is further discussed in Council's response below.

The DoP considers that the main function of the CSF should be focused on servicing the day to day needs of the people who work in the local area and include non commercial activities such as gym, childcare centre and neighbourhood shops. The DoP also mention that any future proposals to rezone land at the CSF sites will be considered on their merits and will require a Planning Proposal under Section 55 of the Environmental Planning and Assessment (EP & A) Act 1979.

#### Council Officer Response

The DoP's view of CSFs is generally consistent with the intention of the CSFs are originally identified in the ELS.

OUT130410\_13

Outcomes Committee Section B

OUTCOMES COMMITTEE Item Number. 44 Meeting Date 13 April 2010

However, the DoP have made it clear that they do not support "office premises" to be located at CSFs but will allow "business premises". While the difference between definitions is clear for certain activities - for example corporate head quarters for Toyota would fall under "office premises" and would not be consistent with the objectives of CSF, while small office type uses such as accountants and solicitors could be considered as "business premises" and could reasonably be a use that services the local industrial workforce. The issue becomes more complex when the business premises are of a scale or nature that could also be defined as an office eg. a law firm with 20 partners with associated paralegals and administration staff. In this case, the distinction between definitions is less clear as the scale at which the activity being undertaken has increased to a level that may have a larger catchment market than the local industrial work force and may have operating characteristics that would also be consistent with the definition of office premises.

It is noted that should Council allow for CSFs in the industrial area, that each development application be assessed on its merits and would need to demonstrate compliance with the objectives of the CSF ie the activity being proposed is of a scale that serves the needs of the local industrial workforce.

### Issues Raised by GAT and Associates Site – 449 Victoria Street and 96 Newton Road

The submission author has been in discussions with the DoP since they refused to allow their spot rezoning to proceed. Gat and Associates submitted to the DoP that it was not their intention to include office premises in the CSF or have included any uses that would affect the viability of nearby Town Centres.

Accordingly, the submission author proposes the following uses for CSFs:

- 1. Child care centres
- 2, Restaurants
- 3. Gyms
- 4. Hotel and serviced apartments
- 5. Function Centres
- 6. Conference Centres
- 7. Hot desk centre
- 8. Medical Facilities
- 9. Minor shops that serve the nearby industrial workforce.

Correspondence received from the DoP indicate they are generally in support of the above uses but are unlikely to support serviced apartments, function centres and hot desk centres as they believe that these activitles exceed the day-to-day service needs of the local workforce and residents.

OUT130410\_13

**Outcomes Committee** Section B



The submission author has also indicated that they are keen to restart the rezoning process. Accordingly, the DoP have advised the applicant to continue to liaise with Council to prepare a revised proposal for the site.

# **Councll Officer Response**

It is considered that the submission is generally consistent with the intention of CSFs as identified in the Employment Lands Strategy adopted by Council. The issue of the DoP not allowing hot desk centres in CSFs is not considered to be justified as these facilities are considered to be a use that would service the local industrial workforce.

Hot desk centres usually provide office/work space for a variety of different users with a computer, telephone, etc to enable people to operate off site in a designated location. Furthermore, these facilities could also provide meeting facilities to allow users to meet off site with members of the public or clients on a direct and regular basis. Accordingly, it is considered that hot desk centres would be most appropriately defined as a *Business Premises*. Given the flexibility of these facilities to cater to varying users, it is considered that such a facility would be an appropriate use for the industrial areas as it would service the needs of local workforce, especially off site workers ie salespeople. However, it is recommended that clarification be sought from the DoP regarding the issue once Council makes a policy decision on CSFs.

#### Issues raised by Neustein Urban Site – 1183-1185 The Horsley Drive (Greenway Plaza)

The submission author expresses support for the concept of CSFs as they provide daily services to the local industrial work force but also reduce private vehicle traffic as workers can walk/drive a shorter distance to access services which would otherwise require longer trips. The author also states that the notion of CSFs is consistent with the Warren Centre's "Sustainable Transport in Sustainable Cities" project of 2002 which put forward a recommendation advocating a decentralised urban form with dispersed services and employment closer to actual population as part of improving efficiency, sustainability and equity.

The Alan Fels report titled "Choice Free Zone" which was submitted to the ACCC inquiry into grocery prices was also identified as it criticises the State Government centres policy of limiting retail development to congested and inefficient centres. Highly prescriptive regulations excluding specific retail services and formats and the rationing of retail development was also criticised as it had the effect of driving up prices. The submission author states that the State Government is due to prepare a centres/retail SEPP which may result in a review of existing policies limiting retail uses to centres. This review may address the effect of zoning and land use controls on retail competition and the impacts on grocery prices.

The submission author also referred to their previous correspondence which was submitted to Council post adoption of the ELS. The previous correspondence and this

OUT130410\_13

Outcomes Committee Section B

OUTCOMES COMMITTEE

submission request that Council extend the existing CSF boundary for Greenway Plaza to cover the whole site given recent amalgamation as the current CSF boundary will not be capable of accommodating 15,000m2 of CSF uses (refer to AT-E) without redevelopment of the site

The author argues that as part of the Greenway Plaza Supacenta bulky goods development, Council has required the amalgamation of the 3 existing lots (including Greenway Plaza) making it even more difficult to maintain a CSF boundary that does not incorporate the entire site. The author also states that bulky good premises will primarily locate in the least pedestrian accessible location (ie north west section) while CSF uses will generally be located in the more pedestrian accessible locations. The author also states that Council could also develop a Site Specific DCP with controls to encourage CSF uses to locate in appropriate locations and controls to limit the total area of CSF uses to that recommended in the ELS (15,000-16,000m2).

Neustein Urban also submitted a further submission on behalf of Greenway Plaza detailing a Policy Paper released by the Federal Government titled "Introducing more Competition and Empowering Consumers in Grocery Retailing". This paper states that increased competition is the most effective way to place downward pressure on grocery prices. Accordingly, the paper criticises the centres approach from State Governments to concentrate retail activities in one location. This makes the entry and expansion of small grocery retailers (eg. Aldi) difficult, as shopping centre owners have a preference for the largest retailers (Coles, Woolworths).

The above Policy Paper was tabled to the Council of Australian Governments (COAG) meeting on the 7 December 2009. The submission author states that these recommendations will have significant implications on zoning regulations within NSW and the DoP's Draft Centres Policy. The submission also suggests that LEP clauses that prevent or limit the size of retail uses in sites outside of Centres (eg. Clause 25F of the Fairfield LEP 1994 which restricts business premises and shops to no more than 200m2 at the existing CSF at 119 Newton Rd) may also be prevented in the future.

Accordingly, the submission author recommends that Council consider allowing larger scale retail uses, including supermarkets within the CSFs of up to 1,500m2 as it would better meet the needs of the local workforce while also facilitating increased grocery competition within the LGA.

#### Council Officer Response

Meeting Date 13 April 2010

Council notes the literature identified in the above submission that advocate a move away from the current State Government policy of concentrating services in centres towards a decentralisation model as a means of improving efficiency, sustainability, and congestion. Until the recommendations contained in the above literature/Federal Government Policy Paper are adopted as State Government Policy and are reflected in the relevant Centres Policy/planning framework, Council is not able to implement this policy as it will have significant impacts on Council's entire policy framework.

OUT130410\_13 Outcomes Committee Page 9
OUT130410\_13 Section B

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However, the extension of the CSF boundary to include the whole site is a potential option Council could consider as part of determining its position on a CSF strategy. The strengths and weaknesses of extending the CSF boundary to cover the whole site in comparison with the CSF boundary as identified in the ELS is discussed further in the next section of the report that deals with potential options.

Furthermore, the request by the submission author for Council to consider allowing supermarkets of up to 1,500m2 is not supported by Council officers, as it is considered to be of a scale that would serve a larger catchment than the local industrial workforce. It is considered that the only retail activities that should be permitted in CSFs are neighbourhood shops (discussed further below). This is also the formal position of the DoP as previously discussed.

# PROPOSED USES FOR CENTRAL SERVICES FACILITY

In light of the DoP's comments in relation to the types of uses to be permitted in CSFs it is proposed that the following uses be permitted under the Comprehensive LEP as additional permitted uses (through Schedule 1 of the Standard Instrument) on CSF sites:

- 1. Business Premises (definition provided in AT-D)
- 2. Neighbourhood Shops (definition provided in AT-D)
- 3. Hotels or Motel Accommodation (definition provided in AT-D)
- 4. Recreation Facility (Indoor) (definition provided in AT-D)

Accordingly, Council would be making a conscious decision not to allow the following uses in CSFs:

- 1. Office Premises, and
- 2. Function Centres (as a stand alone facility but would be supported if part of/ ancillary to a Hotel Development)

It is considered that this would satisfy the concerns raised by the DoP regarding office premises and function centres and is also consistent with the objectives of CSFs as identified in the Employment Lands Strategy.

It is considered that CSFs would permit the following activities to operate within CSFs subject to Council consent (NOTE: the following list is not exhaustive rather it provides an indication of the type of activities Council could consider within CSFs):

PROPOSED CSE ACTIVITY	STANDARD INSTRUMENT DEFINITION
Child Care Centres	
Restaurants	Food and Drink Premises (also falls under
Restaurants	Business Premises group term)
Pub/tavem	Pub (also falls under Business Premises
Publiaveni	group term)

OUT130410\_13

**Outcomes Committee** Section B

OUTCOMES COMMITTEE Meeting Date 13 April 2010

	Medical Centres (also falls under the	
Medical Centres	Business Premises group term)	
Banks	Neighbourhood Shop (also falls under the Business Premises group term)	
Post Office	Neighbourhood Shop (also falls under the Business Premises group term)	
Laundromat/Dry Cleaners	Neighbourhood Shop (also falls under the Business Premises group term)	
Convenience Shops	Neighbourhood Shop (also falls under the Business Premises group term)	
Accountants	Business Premises	
Solicitors	Business Premises	
Gym	Recreation Facility (indoor)	
Hotel and Motel Accommodation*	Hotel and Motel Accommodation	

\* Council would be able to consider a Function centre/Conference centre as part of a Hotel Development providing the former uses are ancillary to the Hotel development.

It is important to note the impacts of the Comprehensive LEP, should Council decide that they want to include/exclude certain uses from CSFs. For example, Council is not able to exclude certain uses and include others if they fall within the same definition e.g. Council will not be permitted to allow Accountants but exclude Hot Desk Business services as they are both considered to be defined as Business Premises. Furthermore, Council will not be able to selectively include/exclude certain neighbourhood shops as *Neighbourhood Shops* are permitted in all industrial zones. Council will be able to however, include/exclude those uses that are separately defined e.g. Food and Drink Premises, Pubs, Hotel and Motel Accommodation, Childcare Centre etc.

It has also been noted that neighbourhood shops have been identified as mandatory permitted used in the industrial zones. As part of the comprehensive LEP Council has the opportunity to specify a maximum floor area for neighbourhood shops to ensure the shops serve the needs of the local workforce and are not large retail uses that attract people form outside the industrial area. As part of the development of detailed policy and LEP and DCP controls Council will need to consider whether it will set the same minimum floor area for Neighbourhood Shops in the CSF as is proposed for the remainder of the industrial areas or whether a bigger floor area will be permitted for neighbourhood shops in the CSFs.

# OPTIONS FOR CENTRAL SERVICES FACILITIES

As a result of the Councillor Briefing held on the 2 March 2010, some Councillors discussed the potential impacts of CSFs on the viability of other Town Centres, It was noted that should Council allow CSFs to be developed in Wetherill Park that they are likely to have an impact on the Town Centres. Accordingly, the ELS seeks to limit the scale and size of CSFs as a mechanism for mitigating against this impact. Councillors were also advised at the Briefing that consultation with landowners revealed that employees and employers were leaving the LGA to access services to meet their business needs and

OUT130410\_13

Outcomes Committee Section B



developing CSFs in the industrial area was a strategy for capturing this market and improving development options for residents in the LGA.

The following section provides three (3) options Council can consider adopting as their revised policy position on Central Services Facilities:

#### **OPTION 1 – Retain Current Policy**

This option allows for two (2) CSFs – Newton Road CSF and Greenway Plaza CSF as identified in the Employment Lands Strategy (see AT-B). This option is consistent with what was adopted by Council in 2008 and is consistent with what has been placed in the public arena as Council's policy position.

This option consolidates existing industrial service centres already located in WetherIII Park (Greenway Plaza and 119 Newton Road). This option also reinforces the function of these 2 nodes as centres for which workers can have their day to day needs met in 2 central locations.

This option is recommended by Council Officers because:-

- There has been no real change to the strategic planning context since the previous change was made which would result in new impacts on adjoining centres;
- Whilst there may have been changes in wider economic conditions since the CSF
  policy was previously adopted the general approach with zoning and planning policy
  is to put in place planning structures that are in place when the market is available
  to take them up rather than responding to short term market fluctuations;
- The strategy is seeking to improve the availability of employment in the LGA by stopping the leakage of jobs to other centres and LGAs. (During the preparation of the ELS local business representatives indicated that the lack of local accountants, solicitors etc resulted in the businesses accessing these services in centres outside LGA).

It is acknowledged that CSF may have an impact on town centres and there is evidence that when the Newton Road Service centre was developed businesses relocated from Fairfield to the Newton Road Service centre. However the intention of the strategy is to seek to increase the overall level of economic activity in the LGA. As discussed earlier in this report the Retail Centres Study suggested that this sort of flexible approach may need to be considered given the relatively high levels of unemployment in Fairfield LGA.

As an additional protection to allow the assumptions made by Hill PDA to be reconsidered Council could formally advise the landowners that the Planning proposal and Site Specific DCP they submit should be supported by a economic analysis. This will allow Council another opportunity at the formal Planning Proposal (le rezoning) stage to re-assess the impacts when they have more detail of exactly what is proposed.

OUT130410\_13

Outcomes Committee Section B



Given all these issues Council Officers consider that it is still appropriate to retain the existing policy framework which allows owners of both identified potential sites to apply to establish a CSF on their site. It is considered that this approach is appropriate but ultimately if Council are concerned about these potential impacts discussed above consideration could be given to option 2 or 3 discussed below.

#### Greenway Plaza CSF Boundary Issues

Should Council adopt an option that involves including the Greenway Plaza CSF, a decision needs to be made regarding its configuration in light of the submission from Neustein Urban (refer to AT-E for Greenway Plaza CSF options).

There are number of issues that need to be addressed should the Greenway Plaza CSF boundary be amended namely:

- Compliance with maximum CSF Floor Space limit permitted in the ELS and management of approvals for retail/commercial uses
- Appropriate location of CSF floorspace to ensure they are accessible for pedestrians
- Potential improvements to pedestrian networks should CSF uses be located in areas that are not currently pedestrian friendly.
- 4. Floor Space Ratio and Building Height Controls should site be redeveloped
- 5. If the existing site/buildings are to be used, an assessment of the car parking impacts of permitting some of the buildings to be transferred to retail/commercial uses instead of the bulky goods uses that have been proposed in the newly constructed part of the development.

Based on the above outstanding issues, it is recommended that Council defer its decision on extending the boundary of the Greenway Plaza CSF site to cover the whole site subject to further detail being provided in the planning proposal (ie rezoning application) and the Site Specific DCP the applicant needs to provide.

The submission author has suggested that Council prepare a Site Specific DCP for the site. It is considered that the landowners should justify any variation to the CSF policy in Council's Strategy and address the locational issues and potential pedestrian accessibility works required to accommodate a CSF that extends over the whole of their site. It is noted that the preparation of Site Specific DCP to control floor space and location of CSF uses may not be as rigorous as setting a specific area within the lot through the LEP (ie a more rigorous assessment is required to vary LEP standard as opposed to DCP control), the preparation of a Site Specific SDCP is considered to be more practical given that the site has recently been redeveloped and amalgamated. Furthermore, allowing the land owners to prepare a Site Specific DCP will ensure greater ownership over the controls that would apply and is likely to result in greater compliance.

Council officers are not satisfied that amending the boundary of the CSF beyond that specified in the Strategy is satisfactory but the applicant should be given the opportunity to

	Outcomes Committee	Page 13
OUT130410_13	Section B	



lodge a rezoning and Site Specific DCP to address the above issues before Council makes a final decision.

# OPTION 2 - Proceed with the Expansion of one (1) CSF Only

It is important to note that should Council adopt Option 2, the existing approved service centres will continue to operate under existing DA approvals. Option 2 seeks to proceed with the expansion of 1 CSF only as it addresses concerns that CSFs may affect the viability of town centres by using 1 CSF as a "litmus test". This option allows Council to make a decision to expand the other CSF at a later stage.

The following table details the strengths and weaknesses of each centre to enable Council to determine which CSF location should proceed should Council adopt Option 2:

Greenway	Plaza	CSF
----------	-------	-----

Strengths	
Consolidated site with a central focus	Site is developed
Fair level of public transport accessibility	Drive) means there is more potential for the CSF to attract passing trade outside of the
Capacity to accommodate additional CSF	
uses	
Existing industrial service centre/business	
node	

# Newton Road CSF

Strengths	Weaknesses
Vacant Site	CSF will be split by Newton Road thereby having an adverse impact on pedestrian accessibility. More importantly, users will not be able to have their needs met in the one location.
Existing industrial service centre/business	Vacant site expands existing CSF further away from T-way.
node Located in the "heart" of the Industrial means site is likely to predominantly service	Site constrained by a stormwater canal running between the 2 sites
the local industrial workforce Fair level of public transport accessibility	

OUT130410\_13

Outcomes Committee Section B

OUTCOMES COMMITTEE Meeting Date 13 April 2010

Based on the above assessment, it is considered that both options would be defendable and appropriate in servicing the needs of the local industrial workforce.

Both sites have advantages and disadvantages and if one site is to be selected, Council officers consider that there is no obvious choice. The preference will depend on how much weight is given to their respective advantages and disadvantages. If more weight is given to accessibility to public transport, pedestrian accessibility and amenity the Greenway Plaza site is considered to be the better option. But those pedestrian amenity issues are dependent upon a satisfactory SSDCP being adopted for this site.

The fact that the Newton Road site is vacant means there is more scope for an integrated urban design response (rather than a retro-fit which is the likely outcome with the Greenway Plaza site). Also, the site is more centrally located and closer to more pedestrians within the industrial area. If these issues are given more weight then the Newton Road site could justifiably be selected as the preferred site.

Different Council Officers within Council have differing opinions which demonstrates there is no clear optimal choice between the two sites. Therefore should Council pursue the option of proceeding with only one of these sites it will need to determine which of the advantages it gives more weight to in determining the site to proceed with.

#### **OPTION 3 -- Do not proceed with CSFs**

This option would not allow the expansion of existing service centres in Wetherill Park into a fully fiedged CSF facility as identified in the ELS 2008. It is important to note that the 2 existing approved service centres will continue to operate (Greenway Plaza and 119 Newton Road) in their current form; however they will not be permitted to expand as identified in the Employment Lands Strategy.

Option 3 is not recommended by Council officers as it fails to meet an identified need for a mix of uses that will improve the efficiency of Council's industrial zone. It is noted that CSFs were identified as part of a wider public consultation process with land owners in preparation of the Strategy who identified a need for these facilities as the current provision was considered inadequate given the demand from the local industrial workforce. It is also noted that CSFs were also recommended by independent consultants who prepared the Strategy.

#### RECOMMENDATION

It is recommended that Council adopt Option 1 as its preferred position for Central Services Facilities in Wetherill Park industrial area. This is consistent with the findings of the Employment Lands Strategy and Council's resolution. This option is also considered to address the personal and business needs of local workers by providing for a range of services in 2 consolidated locations.

OUT130410\_13

Outcomes Committee Section B

Item Number: 44

-A

Meeting Date 13 April 2010

However, should Council adopt a different Option to that recommended in this report, it is recommended that Council amend the Fairfield Employment Lands Strategy to reflect the revised policy position on Central Services Facility.

Kevin Kuo Strategic Land Use Planner

Authorisation: Manager Strategic Land Use Planning Executive Manager Environmental Standards

Outcomes Committee - 13 April 2010

File Name: OUT130410\_13

\*\*\*\*\* END OF ITEM 44 \*\*\*\*\*

OUT130410\_13

Outcomes Committee Section B

	ATTACHMENT A
Item: 44	Table of Submission Authors & Land Owners
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#### Attachment A:

#### Table of Submission Authors

No.	Private Individual, Company or Trust	Company Directors/Trust Shareholders
	. Name	
1.	Department of Planning	n/a
·2.	Gat and Associates	Gerard Turisi
3	Neustein Urban	Michael Neustein

#### Table of Landowners

No.	Site	Ownership Details
1.	449 Victoria Street, Wetherill Park	Abbca Investments Ply Ltd: Joe Abborizio (Director) Robert Karafa (Director)
2.	96 Newton Road, Wetherill Park	F & M Dolso
3.	447 Victoria Street, Wetherill Park	Sunrise Corporation: Graziano De Bortoli (Director)
4.	1183-1187 The Horsley Drive, Wetherill Park	Greenway Australia Properties Pty Ltd: Frank Shien (Director) Steam Leurg (Director) Ofivia Chong (Director) Paul Chong (Director)

Page 17

Attachment A

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H-A

ATTACHMENT A

Item: 78

Report to Ordinary Council - 27 April 2010

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Attachment A

AT - C council Officer comments	* Noted	* Noted	* Council officers agree in principle that the uses being proposed by the GAT are appropriate uses for the CSF. It is noted that the submission author is not proposing commercial offices (the main concern from the DoP) however, the DoP are not in support of serviced apartments, function centres or hot desk centres.
CSF SUBMISSION ISSUES TABLE Issues Raised	<ul> <li>Submission author has been engaged in discussions with the DoP to discuss their concerns regarding their CSFs raised in relation to their non support to the proposed LEP Amendment.</li> </ul>	* Author believes that DoP has not understood the proposal to expand the CSF and accordingly have made a further submission to the DoP submitting that it is not their intention to include office premises in the CSF nor include any uses that would affect the viability of nearby town centres. (DoP response, Indicated in Submission No. 3)	<ul> <li>Author proposed the following uses for the CSF in submission to the DoP:</li> <li>child care centres</li> <li>gyms</li> <li>a. gyms</li> <li>b. gyms</li> <li>f. function centres</li> <li>conference rooms</li> <li>medical facilities</li> <li>not desk facilities</li> <li>minor shops to serve nearby industrial workforce</li> </ul>
Site	rifa St, ewton berill	ži ja L	
Submission	27 October 2009		
Organisation	Gat and Assoc. (Gerard Turis)		

ATTACHMENT C

Item: 78

Item: 44

Submission Issues Table

C

Page 1 of 12

Page 19

Attachment C

AT-A

### ATTACHMENT A

# Report to Ordinary Council - 27 April 2010

ATTACHMENT C

Submission Issues Table Item: 44 C However, Council is reviewing its current policy position on CSFs as part of the April 2010 Outcomes Report. consistent with Council's current Strategy. \* Rezoning of the Victoria Street CSF is. recommendation from the Employment Page 2 of 12 Council Officer Comments \* Noted. This is consistent with the AT - C Lands Strategy \* Noted ' Noted will have a significant impact on the longevity of Wetherill Park and the development of CSF relocate to new areas where these services are provided. with improved transport corridors and linkages \* Author recommends and supports Councils current position on the CSFs ie Victoria Street The creation of CSFs is critical to the longevity \* Applicant is keen to recommence rezoning process for Victoria Street CSF of the Wetherill Park Industrial Area. Should Competition with the M7 Employment hub facilities will encourage and support redevelopment of corporate businesses in Wetherill Park is Thorn Lighting is a recent service type uses eg. M7 employment Hub Council not encourage these service uses, \* It is evident that in any new Employment Precinct that land has been set aside for major businesses in Wetherill Park may issues Raised CSF and Greenway Plaza example. Site sion Date qns Organisation į Page 20

Attachment C

### ATTACHMENT A

# Report to Ordinary Council - 27 April 2010

ATTACHMENT C

Submission Issues Table

U A A				Sub	mission	Issue
Item: 44	<u> </u>					
AT - C Council Officer Comments * Noted, However, it is the intention of CSFs that they would not only include service retailing but also small scale office	type uses such as accountaries, variances, tax agents etc to service the meeds of the local industrial work force. It is not the internition of the CSF to allow large scale. commercial office type development typically seen in the fown centres.	Recent advice from the DoP have indicated that they will support permitting small scale offices providing they fall within the definition of Business Premises as opposed to Office Premises.	* Noted	* Noted.	* Copy of letter from DoP to Gat and Assoo, has been received. See below.	
<ul> <li>DoP does not support any proposal to include</li> <li>Commercial development (ie office premises)</li> <li>On the CSF sites</li> </ul>			<ul> <li>The DoP do not oppose allowing non- commercial uses that service the day to day needs of the people who work and live in the local area, including a gym, childcare centre and neighbourhood shops.</li> </ul>	* Any future proposal to rezone land at the CSF sites will be considered by the DoP on their individual merits and will require Council to prepare a Planning Proposal under section 55	0 the cr a A row for a response to Gat * DoP will also be preparing a response to Gat and Assoc regarding proposal for the site	
Site Both CSF sites						
Submission Date 21 October 2009		•				
o. Organisation Department of Planning						

Attachment C

Page 21

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# ATTACHMENT A

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Report to Ordinary Council - 27 April 2010

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Item: 44			()2011110	
AT - C council Officer Comments	* It is the intention of CSTS to allow businesses that serve the needs of the local work force. Accordingly, a CSF would not only provide service retails uses but also some small scale offices including accountants, banks, tax agents, soliticitors, medical centres etc (as opposed to the larger scale commercial office type development typically located in town/major centres).	Recent advice from the DoP have indicated that they will support permitting small scale offices providing they fall within the definition of business premises as opposed to Office Premises. * The intertion of both CSFs are to service the day to day needs of the local industrial workforce. To meet these needs it is anticipated that potential land uses include service retail and appropriate commercial development.		
issues Raised	* The DoP's main concern for the site is the development of commercial offices outside of an identified strategic centre.	* Any proposal for the development of the Newton Road CSF should be focused on servicing the day to day needs of the people who work and live in the area		
Submission Site	16 November Corrier of 2009 Newton Rd and Victoria St			
No. Organisation	3. Department of Department of Planning (responding to Gat and Accoc)			

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Page 22

Attachment C

Attachment A

		ATTACH	MENTC	Submission Issues T
em: 44				
AT - C Council Officer Comments • Noted. However, it is considered that that Desk Centres would be an appropriate	use that services the local industrial use that services the local industrial workforce. It is recommended that clarification be sought from the DoP regarding the issue once Council confirms its policy position on CSFs.		<ul> <li>Should the applicant wish to proceed with the rezoning of the subject site, it is noted that a planning proposal is required to be lodged.</li> </ul>	25 of 12
sues Raised.		The DoP however, do not support: 1. serviced apartments 2. function centres 3. hot desk centre	The DoP considers the above land uses to exceed the day to day service needs of the local workforce and residents, and should be located in appropriate residential or commercially zoned areas. * The DoP suggest finat the applicant continue to liase with Council to prepare a revised proposal for the CSF sile that is consistent with proposal for the CSF sile that is consistent with the Dop artiment's comments. Any future	promise processing and will be considered by the DoP on its merits.
Submission Date			· ·	
No. Organisation				

ATTACHMENT A

Item: 78

AT-A

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Page 23

Attachment C

Report to Ordinary Council - 27 April 2010

ATTACHMENT C Submission Issues Table Item: 44 Ć. It is recommended that a Site Specific
 DCP be prepared by the applicant which includes details for improved pedestrian intes as well as controls encouraging the appropriate location of CSF uses on the site. Pege 6 of 12 Council Officer Comments AT - C \* Noted. Noted \* The Greenway Plaza CSF has a fair level of public transport accessibility in relation to the T-Way but would be better encouraged by improving existing pedestrian links around the CSFs. was a decentralised urban form with dispersed access services which would otherwise require sustainability, reducing the demand for private project of 2002 which put forward solutions for Supports the concept of CSFs as it provides daily services to the local industrial workforce and reducing congestion were 'Sustainable Transport in Sustainable Citles" workers can walk/drive a shorter distance to recommendations put forward by the report services and employment located closer to actual population. Improved efficiency and The author mentions the Warren Centre but also reduces private vehicle traffic as improving the equity, sustainability and accessibility in Sydney. One of the No Sick the expected outcomes Selles vehicle travel onger trips. Greenway Plaza site Site 21 October 2009 Date ŝ Neustein Urban

Page 24

Altachment C

### ATTACHMENT A

### ATTACHMENT C

Submission Issues Table

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	ATTACHMENTC	
Item: 44		Submission Issues
AT - C Council Officer Comments Council notes the findings contained within the Fels report taised by the submission author. It is also noted that until this position is reflected in a reviewed Centres Policy or other planning policy/framework, Council is not required policy/framework, Council is not required policy/framework, Council is not required policy/framework, Council is not required	*1. The current CSF boundary covers the existing Greenway Plaza and a portion of land on the western side closest to the T-way (site area – 30,000m2). Should this area be redeveloped as CSF, this would allow for an FSR of 0.57 generating 15,000m2 of floor space within a central node. Should Council extend the CSF boundary to the whole site (site area - 60,000m2) if this would mean that a maximum FSR of 0.25.1 would be permitted on the site to ensure that the resulting floor space is consistent with the 15,000m2 floor space.	Intrant dentitier of a manual of the strategy. This would potentially permit a lower building form spread across a much larger site. This would also have the effect of dispersing CSF activity throughout the site as opposed to concentrating activity.
ssues Relised * The author also mentions the Fels report titled "Choice Free Zone" which was submitted the AGC inquity into grocery prices in Australia. The author submits that the report criticizes the limiting of retall development to congested and inefficient centres.		CSF floor space as specified in the ELS to be achieved. Given that the remaining area identified in the Greenway Plaza is allocated to or occupied by bulky goods tenancies, and given Greenway Plaza is fully occupied, there is currently an 11,000m2 shortfal of CSF floorspace.
Organisation Submission Site		

Attachment C

Page 25

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AT-A

# ATTACHMENT C

Submission Issues Table

AT - C council officer Comments However, it is noted that the site has also been amaigamated (from 3 lots to 1 lot) as part of development consent. It is also acknowledged that there are difficulties in maintaining a CSF boundary that does not follow a lot boundary.	Accordingly it is recommended that Accordingly it is recommended that Council defer its decision on extending the boundary of the Greenway Plaza CSF site to cover the whole site subject to further detail being provided in a LEP Amendment (should the applicant wish to seek a (should the applicant wish to seek a (should the site prior to the finalisation of the Comprehensive LEP) and a Site Specific DCP being provided. See report for further detail of what issues need to be addressed as part of a SSDCP.	<ol> <li>The Fels Report has important implications on retail policy for Australla. However, until the findings of the report are reflected in a new Centres Policy or other planning framework Council is not obliced to take this into account as part of</li> </ol>
HR BRES		
Extending the CSF boundary to the Greenway supacenta to the rear will provide more space for which the CSF uses can expand consistent with the ELS.	Furthermore, it is noted that as part of the DA consent for the Greenway Supacenta bulky goods development, Council has required the arnalgamation of the hree existing lots into one making it even more difficult to maintain a CSF boundary that does not incorporate the entire site. The author also states that the CSF uses will generally be locations within the subject site. The author states that the least accessible locations within the least accessible locations (le the noth west section) will primarily accommodate bulky good retailing.	with controls to encourage CSF uses to with controls to encourage CSF uses to locate in appropriate locations. The DCP could also fimit the area of CSF uses to that recommended in the ELS.
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Page 26

Attachment C

Attachment A

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ATTACHMENT A

ATTACHMENT C

Item: 78

Submission Issues Table

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# Report to Ordinary Council - 27 April 2010

Submission Issues Table

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Page 10 of 12

2 prices through increasing competition. As findings of the Fels report regarding highly \* The Policy Paper suggests a departure I cannot give its findings weight as part of viability of nearby Town Centre. While the the current centres based approach as it reflected in a State Government Centres the decision making process because it The rationale of having a maximum floor prescriptive regulations are noted, this position is still yet to be reflected in State Government Centres Policy or planning policy which Council needs to formally consider. placing downward pressure on grocery business premises/retail shops are of a small scale nature and do not affect the Policy or planning framework, Council decentralisation model as a means to mentioned above, until this position is needs to consider the formal State space requirement is to ensure the Council Officer Comments advocates a retail/commercial Government Policy grocery retailers (ag Aldi) difficult as shopping centre owners have a preference for the largest concentrate retail activities in one location. This released a policy paper fitted "introducing more ncreased competition is the most effective way to place downward pressure on grocery prices. 18 September 2009 the Federal Government Council's intention to allow convenience stores effect of pushing grocery prices up as per the Feis Report titled "Choice Free Zone" Competition and Empowering Consumers in shops to no more than 200m2 at the existing Accordingly the paper criticises the centres nodes as well as Clause 25F of the Fairfield EP 1994 restricting business premises and nighly prescriptive regulations that have the submitted to the ACCC inquiry into grocery and not large tenancy supermarkets in CSF makes the entry and expansion of smaller CSF (119 Newton Road) are examples of Grocery Retailing". The paper states that approach from State Governments to The submission author suggests that etailers (Coles, Woolworths). ssues Raiseo prices Greenway Plaza site Site

ATTACHMENT C

Page 28

Attachment C

4 December

2008

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#### ATTACHMENT A

Report to Ordinary Council - 27 April 2010

ATTACHMENT C Submission Issues Table Item: 44 C intended that only small scale shops that. serve the needs of the local industrial work be permitted in the CSF. considered that allowing a supermarket up to 1,500m2 will have an impact on the \* It is considered that retailing in the CSFs be limited to Neighbourhood Shops. It is Council cannot give much weight to the issues raised as part of the decision making process. Government Policy and are reflected in viability of nearby town centres. It is Page 11 of 12 Centres Policy/Planning framework, Comments AT-C recommendations are adopted as \* As mentioned above, until these Council Officer The submission author argues that convenience stores are not likely to be able to submission provides floor space requirements suggests that LEP clauses that prevent or limit service the needs of the local workers as the within NSW and the Department of Planning's \* The submission recommends that based on significant implications on zonings regulations Small Chain independent Grocery Retailers recommendations on this issue tabled by the Federal Government. The submission author states that these recommendations will have (COAG) meeting on 7 December considered appropriate for Council to consider allowing draft Centres Policy. The submission author the impending likely Federal Governments changes to Centres Policy, that would be the size of retall uses on sites outside of The Council of Australian Governments Centres may be prevented in the future. larger scale retail uses, including supermarkets, within the CSEs. The Major Supermarkets - 2,500m2 for the following retail formats: Set Convenience Shop - 850m2 Supermarkets - 1,000m2 Small Aldi - 1,200m2 selles 1,500m2 Sife Submission Oafe 11. Organ

Attachment C

Page 29

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Report to Ordinary Council - 27 April 2010



Page 30

Attachment C

Attachment A



# Report to Ordinary Council - 27 April 2010

#### ATTACHMENT D

Standard Instrument Definitions



Report to Ordinary Council - 27 April 2010



Attachment E

Page 33

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# ATA

# Report to Ordinary Council - 27 April 2010

### ATTACHMENT F

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Central Services Facility Floorspace Calcutation         The following table compares three central service facilities (CSF'b), analysing the types of uses and floorspace associated to cach use. <ul> <li></li></ul>	1				• •••••	
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The following table compares time control sorvice facilities (CSF's), analysing the types of uses and floorspace associated to each use.           Image: social soc	•			Isbace Colmitation	Central Services Facility Flo	
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No. Employees (206)       1,500       700       2,665         Floorspace (206)       1,000       36,740         COP Floorspace       sqm       sqm       sqm       sqm         Pad Sig Acial       1,050       1,000       600         Pad Sig Acial       1,050       5,000       600         Pad Sig Acial       300       500       600         Pad Sig Acial       300       500       600         Function Continut       600       2,000       600         Hotod Control Continut       600       600       600         Hotod Control Continut       2,000       1600       600         Towam/Bia       2,000       1,000       1,600       1,600         Towam/Bia       1,000       1,000       1,600       600         Child Coar Control (50 place)       1,000       1,000       1,600       636         Sports Facilitias:       Poot       Sports Coulte       Texts Coult       Biotectal Coult         1 Acida pare hardias the Soldwale text: contrelated actions, biotecoulte actio					·······	,
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Sports Facilities:         Pool         Sports Cusits         Texits Count           1 Addel space inclusion the following uses: contrendence stores, printinglocary, beaufy extense, codits, specifiky extense, mextengent, general store, definition with etc.         1           2 Commercini space Underte Barotist Institutions, accountants, havyore etc.         3         2         Commercini space Underte Barotist Institutions, accountants, havyore etc.           3 Frindein Coarte condition the approximation of the standard institution (60 people), hometriscen, bibro, contrigets with BBO bedfiles attest which are fair the.         1           4 The Hal Dasking Centre condition of searcher rooms, audiability (60 people), hometriscen, bibro, contrage ratio of poster annes to bedrace the filter.         5           5 The Ecoregonic execution of the standard in the poster of the standard in the standard in the standard in the standard in the following comments are made:         6           6 Niverside CSF is the most compatible with regards to employment numbers. However, Riverside is a high-face bio-medical facility with a high density of employee's to floorspace, in comparison with 15,500 employees and approximately 2,763,800scm of inclustrial flooring compace.           6 The CSF at Technology Park in Parth is based on a smaller employee population, however they provide excellent service facilities including a function centre (seminar rooms, audioting for space, internet rooms, audioting for the store provide excellent service facilities including a function centre (seminar rooms, audioting for population, however they provide excellent service facilities including a funchino centre (seminar rooms, audiotinin for 80 people, b				and the second		
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<ul> <li>1 Redail space includes the following uses: conventions stores, printoplexery, beauty ealors, colifs, spectrally alones, mexicipant, gament store, adabanary work ed.</li> <li>2 Connarded space include financial statistical (60 people), herational, bitro, contrasts with BBO backles attest which are for the.</li> <li>3 Frincisc Center consts of searchar recents, autibutiant (60 people), herational, bitro, contrasts with BBO backles attest which are for the.</li> <li>4 The Hai Dasking Centre concluse to work desks, PCC, literant lackles, totaphones for local cash, prints, fax, databanary, where contexes to work desks, PCC, literant lackles, totaphones for local cash, prints, fax, databanary, where conserving the location of the above analysis the following comments are of 45-strain per backcom inclusive of the average ratio of potHe areas to back desk.</li> <li>5 The locationes associated to an task of 45-strain per backcom inclusive of the average ratio of potHe areas to back desk.</li> <li>6 The locationes associated to be house analysis the following comments are made:</li> <li>8 Riversido CSF is the most compatible with regards to employment numbers. However, Riverside is a high-lech bio-medical facility with a high density of employee's to floorspace. In comparison Wetherill Park industrial precinct has a lower proportion of employees to floorspace.</li> <li>9 The CSF at Technology Park in Perth is based on a smaller employae population, however they provide excellent service facilities including a function centre (seminar rooms, auditorium for 80 people, boardroom, bistro, countyria with BBQ facilities at of which can be direct, and a Global Atlance Centre providing hot desking facilities for visiting business groups (work desk, PC's, internet facilities, telephones for locat calls, printers, fax, stationary, video conferencing hire).</li> </ul>	er's Court		Sports Curitize		Sports Facilities:	
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internet facilities, telephones for local calls, printers, fax, stationary, video conferencing hire).	<li>and a Global</li>	an be l	es all of which ca	countyards with 8BQ fac	Alliance Ceptro providing	· .
	uk desks, PC's,	roups	stang business g	ion destung lacingies for i	internet facilities, telenbone	
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# Report to Ordinary Council - 27 April 2010

tem: 44	ATTACHMENT F Extract from Employment Lands Strategy - Appendix 3 - Central Services Facility Floc Space Calculatio
e	AT-F
-	CONSULTING
	Postoo – Foisfold Engloyment Cards Studegy
ĸ	The proposed facility at Ponitih services not only the industrial occupants on site, but other
	<ul> <li>The proposed tackay at Pennin services not only an integrated by the CSF will be in employment lands nearby. As such the actual number of employees serviced by the CSF will be in excess of 700 people.</li> </ul>
1	Based on the comparable analysis above it is estimated that the floorspace associated with a CSF note in
	Based on the comparable enarysis above in a estimated that the non-space decontract that a provident of the second term of te
1	Ele Astrona Lord worken in brooker and the brooker
	Wetherlü Park CSF Norles
,	No, Employees (2006) (5,500
1	NO. Eripsoyees (2000) ("ioorspace (2001)
1	
ł	CSF Floorspace: Equil Existing Greenway Plaza Shorping Cealle 11,000
]	Refail (specialis, café) e etc) 3,030
	Pad Ste relation
	Perce Strepted wase convert
¢	Commercial 2,000 Fuection Central 2,500
1	Hol Dasking Centre 400
1	Madical Fucilities 300 Unit for analysis 4,090
ł	15263 (60 room)
	Gvm 1,500
	Child Cate Cohle (60 place) 1,060 7,141 CTE Starsard
ļ	Total CSF Floorspace
t	It is Important that this Central Services area be clearly defined and contained. Based on analysis of
I.	warrente COTA it is moonmended 15 000-16 003509 of 2000/50208 DE 2000000 to any single too
	node/cluster. Based on the number of employees in the Wetheriti Park precinct multiple nodes may be
	appropriate for the area.
	The proportion of retail to commercial or other floorspace may be particular to each node. However, any
	restigntion to Could for a CSF with a higher proposition of retail or commercial space that recommended
	should provide an accommic impact assessment or other relevant study supporting this difference.
	Furthermore Council should develop a strategy to manage (through stages), the delivery of CSF nodes
	Furthermore Council strong develop a divide of the strong
	alama major transii roukus wilinii kus isgomen
	along major transit routes within the precinct.
	along major transit routos witta) tie peonot.
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Attachment F	Page 116

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