



Planning Proposal

Proposed amendment to
Fairfield Local Environmental Plan 2013

10 Lasa Street, Cabramatta
Amendment to Fairfield LEP 2013 to allow an additional permitted use of multi-dwelling housing

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1. Introduction

1.1 Executive summary

This planning proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Fairfield Local Environmental Plan 2013*. The planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* and the relevant Department of Planning and Environment guidelines including *'A Guide to Preparing Local Environmental Plans'* and *'A Guide to Preparing Planning Proposals'*.

This planning proposal is prepared in conjunction and support of an applicant initiated planning proposal at 10 Lasa Street, Cabramatta.

The planning proposal seeks to:

- Amend the *Fairfield Local Environmental Plan (FLEP) 2013; Schedule 1 'Additional Permitted Uses'*, by providing additional permitted use to allow multi-dwelling development on land at 10 Lasa Street, Cabramatta, under Fairfield Council's Large Lot Policy.

The rest of the planning controls will remain unchanged. The planning proposal also includes a development concept plan to provide an indication of the development potential for the site should the *FLEP 2013* be amended.

1.2 Purpose of this planning proposal

This planning proposal has been prepared in response to an applicant initiated planning proposal for land at 10 Lasa Street, Cabramatta. The planning proposal seeks to amend the *FLEP 2013; Schedule 1 'Additional Permitted Uses'*, by providing additional permitted use to allow multi-dwelling development on land at 10 Lasa Street, Cabramatta, under Fairfield Council's Large Lot Policy.

2. Existing situation

2.1 Land to which the planning proposal applies

The planning proposal applies to 10 Lasa Street, Cabramatta (Lot 22 DP 793890).

The subject site is located on the eastern side of Lasa Street, Cabramatta. The site is zoned R3 Medium Density Residential under *FLEP 2013*, is a single lot and is approximately 285m from the nearest bus stop. The subject site is approximately 560m from the edge of the Cabramatta Town Centre and is an easy bicycle ride to the Cabramatta Railway Station which is approximately 930m. The subject site is also approximately 200m to an open space area and employment opportunities are close by at Lansvale, Cabramatta and Liverpool. Figure 1 below illustrates the subject site.

Figure 1: Subject site



Source: Google Map

A single dwelling occupies the subject site along with several aged outbuildings and a disused in-ground swimming pool.

The subject site can be easily accessed through Cabramatta Road and Hume Highway. Hume Highway is a major arterial road that provides fast connects of the subject site to Liverpool CBD and Bankstown CBD. Cabramatta Road provides fast access to the Cabramatta Town Centre and other Local Centres within Fairfield LGA.

Photographs of the subject site



Source: Google Map — 10 Lasa Street, Cabramatta



Source: Photograph of rear yard provided by applicant on 29/6/2016



Source: Photograph of rear yard provided by applicant on 29/6/2016



Source: Photograph of rear yard provided by applicant on 29/6/2016



Source: Photograph of rear yard provided by applicant on 29/6/2016

2.2 Existing planning controls

Table 1 below summarises the current planning controls for the subject site under the *FLEP 2013*.

Table 1

<i>FLEP 2013</i> Planning Controls	
Zone	R2 Medium Density Residential
Height of Buildings	9m
Flood Planning	Not affected
Lot Size Map	450m ²
Floor Space Ratio	0.45:1
Acid Sulphate Soil	Affected by Class 5

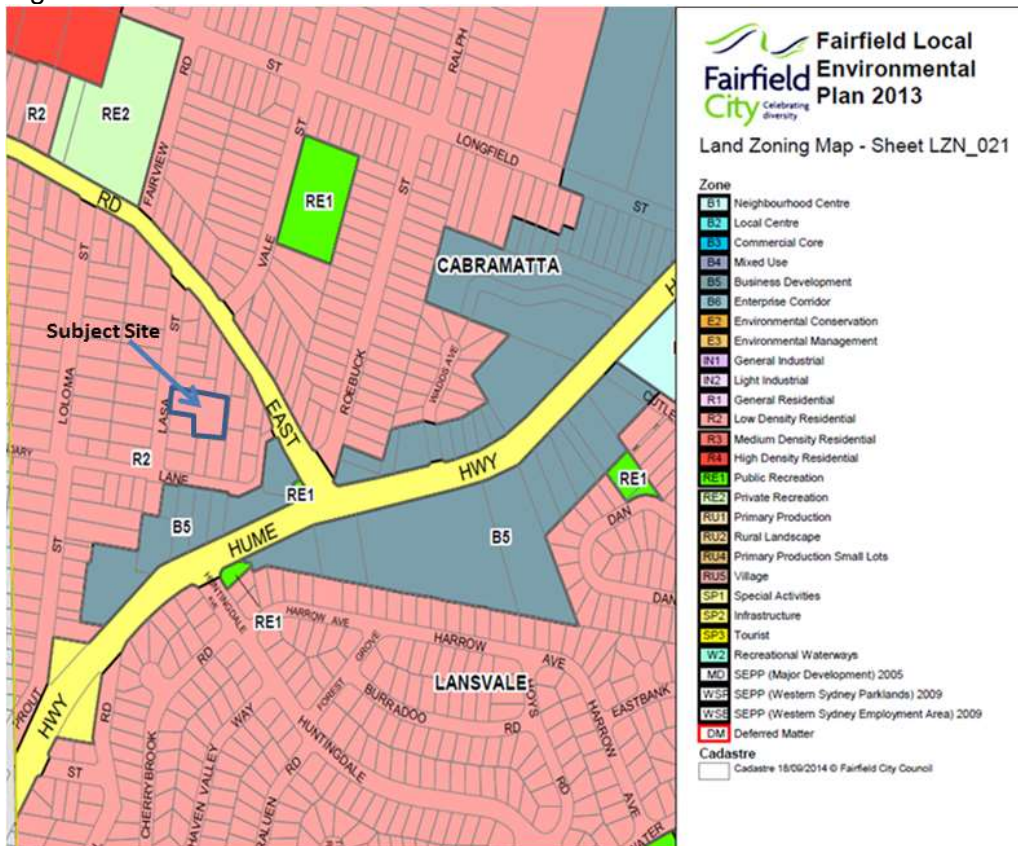
The subject site is zoned R2 Low Density Residential and has a Floor Space Ratio of 0.45:1 and Height of Buildings of 9m. The site is affected by Class 5 Acid Sulphate Soil.

2.2.1 Uses permitted under zone R2

Uses permitted within R2 Low Density Residential zone includes dwellings, bed and breakfast accommodation, boarding houses, child care centres, community facilities, dual occupancies, dwelling houses, educational establishments, group homes, health consulting rooms, hospitals, hostels, places of worship, public administration buildings, recreation areas, secondary dwellings, semi-detached dwellings and seniors housing.

Figures 2, 3 and 4 below provide the current planning controls for the subject site.

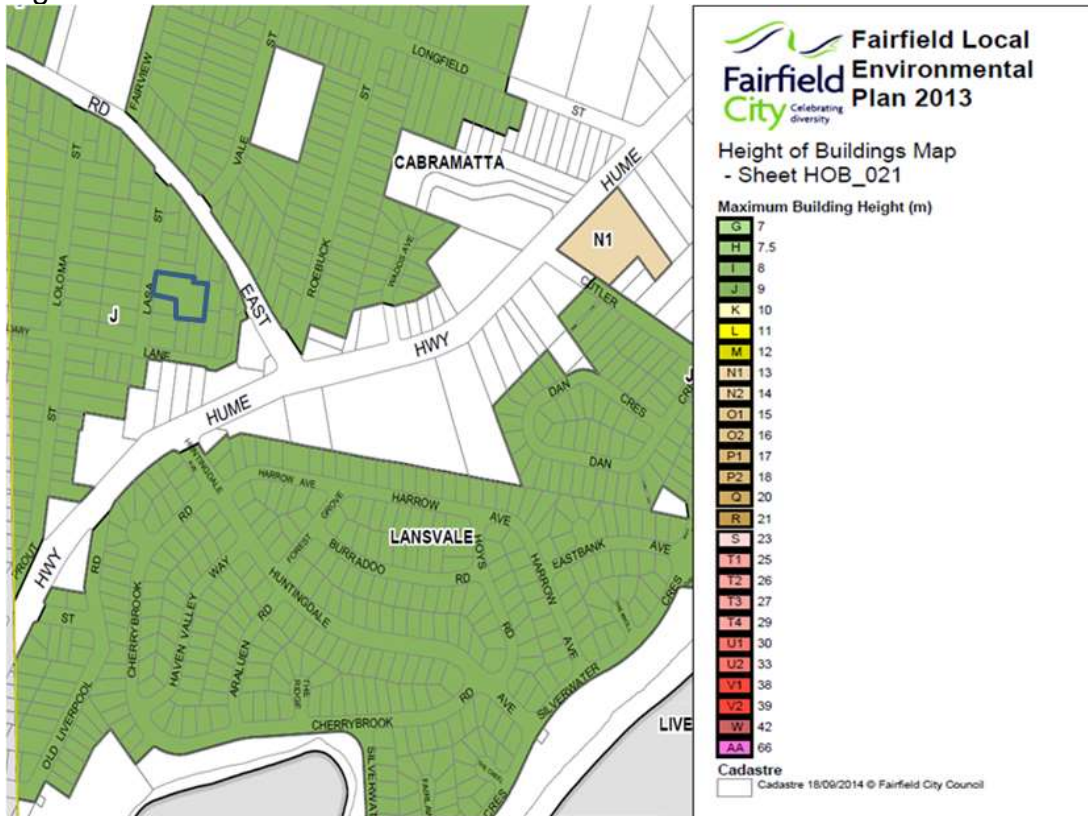
Figure 2



Source: FLEP 2013

The subject site is currently zoned as R2 Low Density Residential.

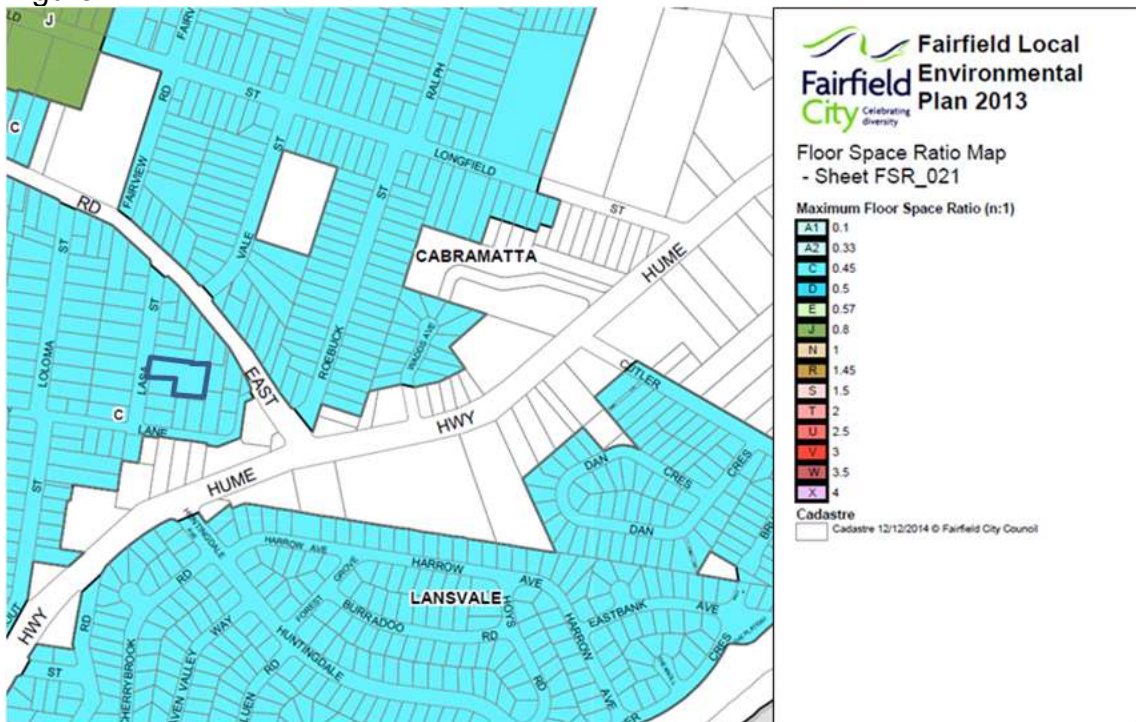
Figure 3



Source: FLEP 2013

The maximum height of buildings provision for the subject site is 9m under the current planning provisions.

Figure 4



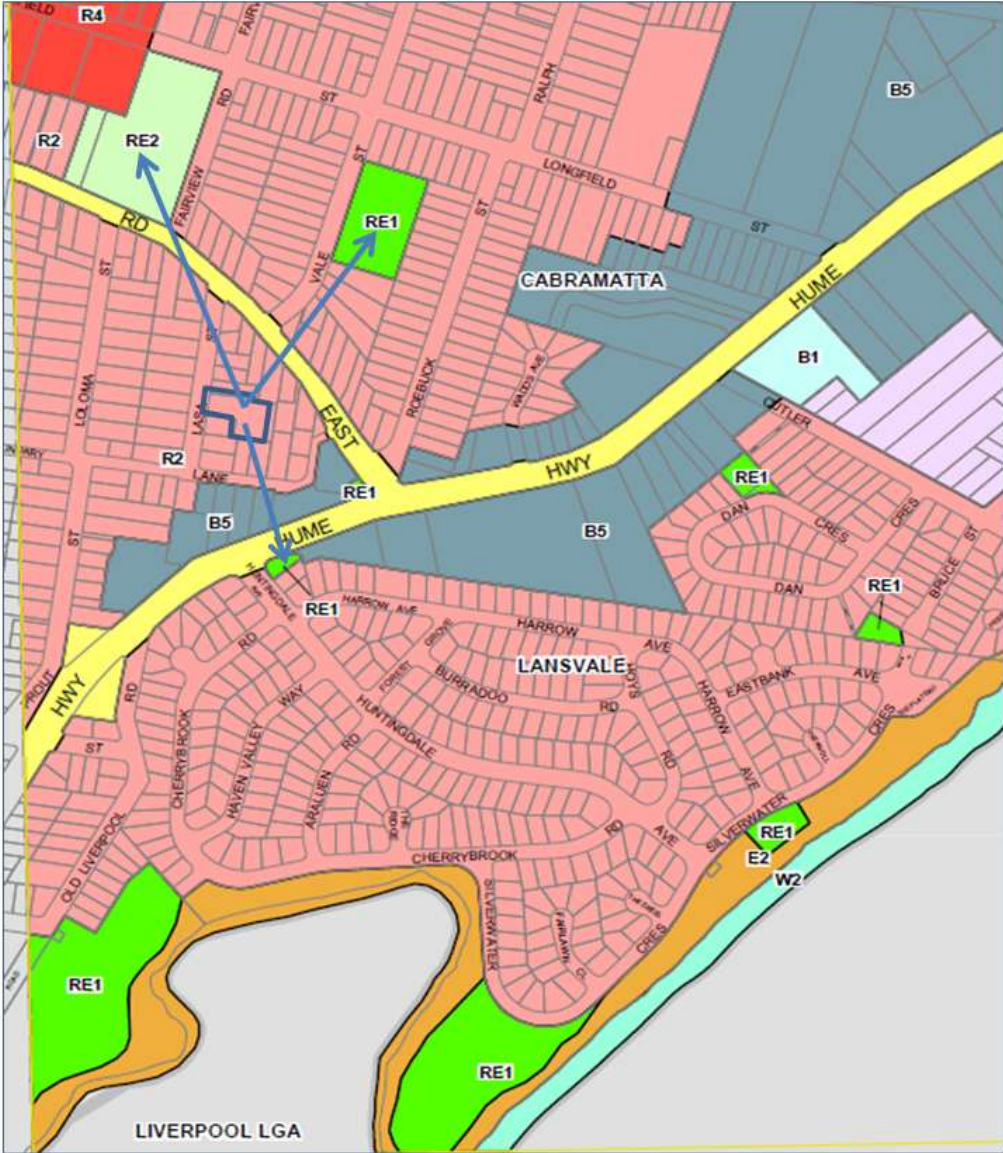
Source: FLEP 2013

The current planning provisions allow a floor space ratio of 0.45:1 to the subject site.

2.3 Public Open Space in proximity to the subject site

The nearest open space from the site is the Heather King Park along Vale Street which is approximately 200 metres away. The Cabramatta Bowling Club which is a private recreation is also within walking distance. Figure 5 below shows open spaces close to the subject site.

Figure 5



Source: FLEP 2013

2.4 Surrounding Developments

The subject site is located within a R2 Low Density Residential area. Surrounding developments includes a mix of single and double storey dwellings, some multi-dwelling housing, and residential flat buildings.

There is B5 Business Development zone along Hume Highway which provides a bulk of fleet sale yards and warehouses, wholesale meat, beauty, curtains and flooring, baby products and hotel accommodation etc.

Photograph of surroundings



Source: Photograph of surrounding developments provided by applicant on 29/6/2016



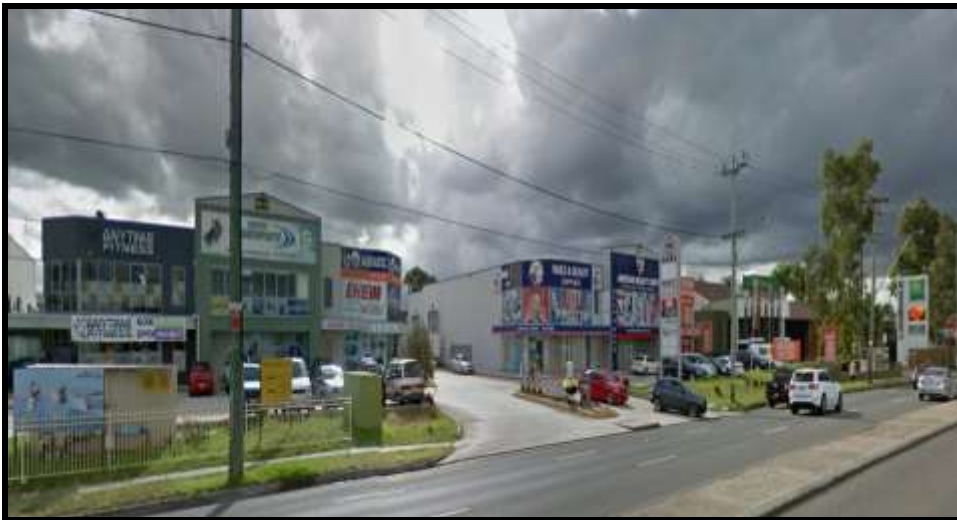
Source: Photograph of surrounding developments provided by applicant on 29/6/2016



Source: Photograph of surrounding developments provided by applicant on 29/6/2016



Source: Photograph of surrounding developments provided by applicant on 29/6/2016



Source: Google Map

3 Part 1 – Objectives and Intended Outcomes

The objective and intended outcomes of the planning proposal is to:

- Amend the *Fairfield Local Environmental Plan (FLEP) 2013*; Schedule 1 ‘*Additional Permitted Uses*’, by providing additional permitted use to allow multi-dwelling development on land at 10 Lasa Street, Cabramatta.

The rest of the controls will remain as current.

4 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. Utilise Schedule 1 of the *FLEP 2013* to introduce an additional permitted use over the site as below:

22 Use of certain land 10 Lasa Street, Cabramatta

- 1) This clause applies to 10 Lasa Street, Cabramatta (being Lot 22 DP 793890) and identified as “25” on the Key Sites Map.
2. Amend the Key Sites Map to identify 10 Lasa Street, Cabramatta as a key site.

There will be no further amendments to the existing development standards.

4.1 Provision of ‘additional permitted use for multi-dwelling housing’ as opposed to R3 Medium Density Residential

Providing an additional permitted use of multi-dwelling housing on the subject site is a more suitable option as opposed to rezoning the site to R3 Medium Density Residential. If the subject site is zoned R3 Medium Density Residential it will raise the following issues:

- Neighbourhood shops – Neighbourhood shops are a permitted use with consent under *FLEP 2013*. Council does not support provision of neighbourhood shops from the subject site.
- Spot Rezoning - the subject site is within a predominately R2 Low Density Residential zone. Rezoning the subject site to R3 Medium Density Residential will create a spot rezoning which can have a significant community backlash.

4.2 Concept plan of proposed development on the subject site

The applicant proposes to develop the subject site with multi-dwelling housing which will provide 10 dwellings within the current planning controls of the *FLEP 2013*.

Figures 6-9 below shows the concept plan and renderings of the proposed development.

Figure 6



Figure 7



Figure 8



Figure 9



5. Part 3 - Justification

This section sets out the reasons for the proposed outcomes and development standards in the planning proposal. The following questions are set in the Department of Planning and Environment’s ‘A Guide to Preparing Planning Proposals’ and addresses the need for the planning proposal, its strategic planning context, the environmental, social and economic impacts and the implications for State and Commonwealth government agencies.

5.1 Need for a planning proposal

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

This planning proposal is initiated in response to an applicant initiated planning proposal at 10 Lasa Street, Cabramatta. This planning proposal does not form part of any strategic study or report, however, the proposal is consistent with Council’s Large Lot Policy which provides guidance for applicants wishing to submit a planning proposal for multi dwelling housing.

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

FLEP 2013 is Council’s principle planning instrument. This planning proposal seeks to amend *FLEP 2013* by providing additional permitted use to allow multi-dwelling development on subject land at 10 Lasa Street, Cabramatta.

A planning proposal is the most appropriate means to achieve this outcome and the objectives and intended outcomes of the planning proposal.

5.2 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)?

5.2.1 A Plan for Growing Sydney

The planning proposal is consistent with the goal, directions and actions of **A Plan for Growing Sydney** as follows:

Goal	Consistency
Goal 2, Direction 2.1: Sydney’s housing choices Action 2.1.1: Accelerate housing supply local housing choices	The planning proposal is consistent with this action. The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site. The proposed amendment to the planning control will provide greater opportunities for additional housing at Cabramatta.
Goal 3, Direction 3.1: Revitalise existing suburbs Action 3.1.1: Support urban renewal by directing local infrastructure to centres where there is growth	The planning proposal is consistent with this action. The planning proposal will generate S94 Developers Contribution which will enable construction of local infrastructures in the Cabramatta area.

5.2.2 Draft South West District Plan

The planning proposal is consistent with the actions of **Draft South West District Plan** as follows:

Action	Consistency
Action L2: Identify the opportunities to create the capacity to deliver 20-year strategic housing supply target.	<p>Fairfield City Council has a housing target of 3,050 additional dwellings.</p> <p>The planning proposal is consistent with this action. The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site which is currently zoned R2 Low Density Residential. The proposed amendment to the planning control will provide greater opportunities to create capacity to deliver the 20-year strategic housing supply target for the LGA.</p>
Action L3: Councils to increase housing capacity across the District. Fairfield LGA to investigate further local opportunities to address demand and diversity in and around local centres, in-fill areas and at locations close to transport.	<p>The planning proposal is consistent with this action. The planning proposal increases housing opportunities under Council's Large Lot Policy in an area which is in close proximity to employment and transport.</p>

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

5.2.2 Fairfield LGA Residential Development Strategy 2009

The Fairfield Residential Strategy (RDS) established the framework to ensure that the Fairfield LGA can accommodate the additional dwellings target of 24,000 dwellings as identified in the West Central Subregional Strategy.

The study identifies areas within Fairfield City that should be investigated for future increase in residential density. The key principle for the increase in density within the City outlined by the RDS is density around centres and along corridors. This was reflected in the initial RDS which proposed residential density increase in and around the Cabramatta Town Centre.

The study also identified significant capacity for growth mainly in the existing medium-high density zones in the eastern half of the LGA and recommended a number of up-zoning to accommodate the additional density (14,000 dwellings) to be carried out as part of the comprehensive *FLEP 2013*.

The study identified Cabramatta as a unique multi-cultural centre located in the south-east of the Fairfield LGA. It is centred on the railway station and dissected by the railway line which runs north-south and Cabramatta Road which runs east-west.

There are currently 4,507 dwellings within the catchment of Cabramatta, which is at the lower end of the target of 4,500 -9,000 dwellings for town centres. Limited open space is dispersed across the catchment and there is little open space within the commercial core.

There is a good access to rail and road network, including public bus services around the local area and towards Sydney CBD.

The planning proposal will provide opportunities for additional housing stock in the Cabramatta area. Additionally, it provides opportunity to implement urban renewal within proximity to services and transport provided within Cabramatta Town Centre.

As part of the implementation of the RDS, the Roads and Maritime Services identified that Council was required to prepare a Transport and Accessibility Management Plan (TMAP) for the Cabramatta precinct.

The preparation of the Cabramatta Transport and Accessibility Management Plan (TMAP) identified significant issues associated with the proposed densities in and around Cabramatta, particularly within the western half of the City. The TMAP identified that significant intervention and investment would be required, should the proposed densities be introduced.

On 14 July 2015, Council resolved to not proceed with the proposed residential density for Cabramatta as identified by the Fairfield RDS and the draft Cabramatta Town Centre Development Control Plan. Council also resolved to undertake further investigations to identify the scope for future urban infill development in and around the town centre without compromising the capacity of the current road network and minimises the need for major infrastructure improvements.

Council Officers are still in the process of reviewing future density options around Cabramatta, however, it is likely that large strategic sites and residential capacity east of the railway line where the traffic impacts are less significant, will be the focus.

The Proposal to amend the Fairfield LEP 2013 to introduce an additional permitted use of multi dwelling housing at 10 Lasa Street, which is east of the railway line, is outside the scope and areas of identified issue by the Cabramatta TMAP.

As a result, Council’s Traffic Engineers have identified no objection to the proposal.

5.2.3 Fairfield City Community Strategic Plan 2012-2022

Relevant FCCSP Outcome within the theme	Council’s commitment to the outcome	How the planning proposal achieves the outcome
<p>Theme 1 Goal 3: Enjoying a good standard of living and enhanced quality of life (we can satisfy our needs to meet our changing life requirements and ambitions)</p>	<p>3.3 A range of housing types that caters for different life stages, family needs and levels of affordability.</p>	<p>The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site.</p> <p>The proposed amendments to the <i>FLEP 2013</i> will assist in facilitating additional housing stock in Cabramatta to meet the needs of families at different stages of their lives and levels of affordability.</p>

5.2.4 Large Lot Policy

Fairfield City Councils Large Lot Policy identifies a target of 7,200 medium density dwellings at east of the Cumberland Highway by 2031 and provides the criteria to guide proponents in determining the merits of seeking Council endorsement of planning proposals for medium density housing on larger lots within the R2 Low Density Zones.

The objectives of the policy are to:

- Provide for a delivery of housing type in keeping with low density residential environment within the zone;
- Establish the criteria by which Council will consider planning proposals for medium density housing on larger lots within the zone; and
- Guide proponents in their decision making regarding the suitability of their sites for medium density housing within the zone prior to preparing planning proposals.

The planning proposal is within the frameworks of the Large Lots Policy of Fairfield City Council and demonstrates its compliance with all the criteria's as demonstrated in Table 2 below.

Table 2: Compliance of the planning proposal against the application criteria

Criteria	Comment	Compliance
Sites of 1300m2 minimum area where in existence before policy coming into effect.	The subject site has an area of 2507m2 and existed before the Large Lot Policy came into effect.	Yes
Sites are zoned R2 Low Density Residential east of the Cumberland Highway.	The subject site is zoned R2 Low Density Residential under FLEP 2013, and falls on the east of the Cumberland Highway.	Yes
Sites have minimum width of 22m (or 25m on classified road) and depth of 22m.	The subject site has a minimum width of 24.995m and depth of 70.405m.	Yes
Sites are not to be affected by medium or high risk flooding constraints.	The subject site is not affected by flooding.	Yes
Sites are within a walking distance of a railway station (800m) and bus stop used by a regular bus service (400m), or sites are within 800m radius of a local centre, neighbourhood, town, mixed use centre with regular public transport.	The subject site is approximately 285m from the closest bus stop and approximately 560m from the Cabramatta Town Centre.	Yes
Applications to submit concept plans for proposed future redevelopment of a site, more detailed site investigations, consultation with the community and relevant State Government agencies.	The planning proposal includes concept plans for the proposed development.	Yes

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

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

No.	Title	Summary	PP application's consistency with the SEPP

No.	Title	Summary	PP application's consistency with the SEPP
19	Bushland in Urban Areas	Aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	Applies to State The subject site affected by the planning proposal is not affected by bush land.
21	Caravan Parks	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents.	Applies to State except land to which SEPP (Western Sydney Parklands) applies. Consistent
30	Intensive Agriculture	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	Applies to State Consistent
33	Hazardous and Offensive Development	Aims to provide additional support and requirements for hazardous and offensive development	Applies to State Consistent
50	Canal Estate Development	Prohibits canal estate development	Applies to State Consistent
55	Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land.	Applies to State Consistent The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site. These lands are currently not affected by site contamination. However, any subsequent DAs lodged may need to undertake a phase 1 contamination assessment to fulfil Clause 6 requirements of the SEPP 55 if the proposal proceeds to s.56 Gateway

No.	Title	Summary	PP application's consistency with the SEPP
			Determination and notification (gazettal).
62	Sustainable Aquaculture	Aims to encourage and regulate sustainable aquaculture development	Applies to State Consistent
64	Advertising and Signage	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	Applies to State Consistent
65	Design Quality of Residential Flat Development	Aims to improve the design qualities of residential flat building development in New South Wales.	Applies to State, except Kosciusko SEPP area Consistent The proposed controls, which would work in conjunction with Council's Development Control Plan framework, would be consistent with SEPP 65. Any subsequent DAs would need to comply with the SEPP.
	Housing for Seniors or People with a Disability 2004	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability.	Applies to State Consistent. Providing a greater housing mix in the locality. To be assessed at the DA stage should applicant propose development under the SEPP.
	Building Sustainability Index: BASIX 2004	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	Applies to State Consistent
	Major Development 2005	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or	Applies to State Consistent

No.	Title	Summary	PP application's consistency with the SEPP
		social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	
	Mining, Petroleum and Extractive Industries 2007	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources	Applies to State Consistent
	Miscellaneous Concerns Provisions 2007	Aims to provide that the erection of temporary structures is permissible with consent across the State, development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.	Applies to State Consistent
	Infrastructure 2007	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	Applies to State Consistent
	Rural Lands 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes	Apply to Fairfield LGA Consistent
	Exempt and Complying Development Codes 2008	Aims to provide streamlined assessment process for development that complies with specified development standards.	Applies to State To be considered at DA stage if required.

No.	Title	Summary	PP application's consistency with the SEPP
	Western Sydney Parklands 2009	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region.	Applies to Fairfield LGA Consistent Applies to land within the Blacktown, Fairfield and Holroyd LGAs (Quakers Hill to West Hoxton)
	Affordable Rental Housing 2009	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing	Applies to State To be considered at DA stage if required.
	State and Regional Development 2011	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine development applications.	Applies to State Consistent

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

No	Title	Summary	Application
18	Public transport corridors	Aims to protect provision for future public transport facilities.	Applies to Fairfield LGA. Applies to the Fairfield, Parramatta, Holroyd and Baulkham Hills LGAs. Consistent. The planning proposal does not affect the facilities for future transport provision as it is within the capacity of the current provisions.
20	Hawkesbury Nepean	Aims to protect the Hawkesbury-Nepean River System.	Applies to Fairfield LGA. Applies to certain LGAs within Greater Metropolitan Region.

			<p>Consistent.</p> <p>However, the planning proposal does not affect the Hawkesbury- Nepean River System.</p>
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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 is outlined in the table below:

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	<ul style="list-style-type: none"> ▪ Encourage employment growth in suitable locations ▪ Protect employment land in business and industrial zones ▪ Support the viability of identified strategic centres. 	<p>The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site.</p> <p>This amendment will enable more high density residential developments at Cabramatta area.</p> <p>However, the planning proposal will not provide any increment in the business opportunities at Cabramatta.</p>	N/A
1.2 Rural Zones	<ul style="list-style-type: none"> ▪ Protect agricultural production value of rural land. 	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Protect oyster aquaculture areas. 	N/A	N/A
1.5 Rural Lands	<ul style="list-style-type: none"> ▪ Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes. 	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> ▪ Protect and conserve environmentally sensitive areas. 	The planning proposal is consistent with this direction.	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		This planning proposal does not affect environmentally sensitive areas. [Direction 2.1 (1)]	
2.2 Coastal Protection	<ul style="list-style-type: none"> Implement the principles in the NSW Coastal Policy. 	N/A	N/A
2.3 Heritage Conservation	<ul style="list-style-type: none"> Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. 	<p>The planning proposal is consistent with this direction. There are no heritage significant items within the subject site.</p> <p>This planning proposal does not affect heritage items. [Direction 2.3 (1)]</p>	YES
2.4 Recreation Vehicle Areas	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. 	<p>The planning proposal is consistent with the direction.</p> <p>The planning proposal seeks additional permitted use for multi-dwelling housing on the R2 Low Density Residential zone.</p> <p>This amendment will enable more housing stock opportunities in the Cabramatta area.</p> <p>The existing infrastructure and services have the capacity to cater for the proposed developments resulting from this planning proposal. [Direction 3.1 (1) (b)].</p> <p>The subject site is located approximately 285m from the closest bus stops, 560m from the Cabramatta Town Centre and 930m Cabramatta Railway Station.</p> <p>The planning proposal and the indicative development proposal seems to have</p>	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		<p>minimum impact on the environment and resource lands [Direction 3.1 (1) (c)].</p> <p>However, sustainable development principles adopted from SEPP 65 will ensure that the impact of residential development has minimal impact on the environment and resource lands.</p>	
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> ▪ Provide for a variety of housing types ▪ Provide opportunities for caravan parks and manufactured home estates. 	N/A	N/A
3.3 Home Occupations	<ul style="list-style-type: none"> ▪ Encourage the carrying out of low-impact small businesses in dwelling houses. 	No change	YES
3.4 Integrating Land Use and Transport	<ul style="list-style-type: none"> ▪ 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 	<p>The subject site is in close proximity (approximately 930m) from the Cabramatta Railway Station.</p> <p>The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site.</p> <p>This amendment will provide more housing stock opportunities in Cabramatta area.</p> <p>The planning proposal is broadly consistent with the objectives Direction 3.4.</p>	YES
3.5 Development Near Licensed Aerodromes	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ Maintain appropriate levels 	N/A	N/A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	<p>of public safety and amenity when rezoning land adjacent to an existing shooting range,</p> <ul style="list-style-type: none"> ▪ 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. 		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	<ul style="list-style-type: none"> ▪ Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. 	The subject site is affected by Class 5 Acid Sulfate Soil.	N/A
4.2 Mine Subsidence and Unstable Land	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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 is not affected by flood prone land.	N/A
4.4 Planning for Bushfire Protection	<ul style="list-style-type: none"> ▪ 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
5. Regional Planning			
5.1 Implementation of Regional Strategies	<ul style="list-style-type: none"> ▪ To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. 	N/A	N/A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
5.2 Sydney Drinking Water Catchments	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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	<ul style="list-style-type: none"> ▪ 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
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A (Revoked)	-	-
5.6 Sydney to Canberra Corridor	N/A (Revoked – See amended direction 5.1)	N/A	N/A
5.7 Central Coast	N/A (Revoked – See amended direction 5.1)	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	<ul style="list-style-type: none"> ▪ Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek 	The subject site is not in the vicinity of the Badgerys Creek airport site.	N/A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
6. Local Plan Making			
6.1 Approval and Referral Requirements	<ul style="list-style-type: none"> Ensure LEP provisions encourage the efficient and appropriate assessment of development 	N/A	Yes
6.2 Reserving Land for Public Purposes	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Discourage unnecessarily restrictive site specific planning controls 	N/A	YES
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	<ul style="list-style-type: none"> Planning proposal shall give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney 	<p>The planning proposal is consistent with the goal 2, A city of housing choice, with homes that meet our needs and life style. Direction: Accelerate housing supply across Sydney. Action: Accelerate housing supply and local housing choices.</p> <p>The planning proposal seeks additional permitted use for multi-dwelling housing on the subject site.</p> <p>The planning proposal provides opportunities for additional housing stock in Cabramatta area.</p>	YES

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 an urbanised land zoned for low density residential purposes which is large in size and is situated among other low density residential developments. The lot by virtue of its size has the ability to take advantage of Fairfield City Councils Large Lot Policy and seek additional permitted use for multi-dwelling housing.

The land to which the planning proposal applies does not impose any adverse impact on the critical habitat or threatened species, populations or ecological communities or their habitats.

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

The planning proposal does not impose any significant environmental impacts. However, a phase 1 contamination assessment may be required at the DA stage of development.

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

The planning proposal seeks to amend the *FLEP 2013* to allow additional permitted use for multi-dwelling housing on the subject site. The application for the planning proposal meets the criteria of Fairfield City Council's Large Lot Policy.

The planning proposal provides opportunity for medium density housing. The proposed development will enable Council to meet its housing supply targets.

A further consultation with the community and public authorities post-Gateway will present an opportunity for additional social or environmental effects, if any, to be identified. However, given the nature and scale of the proposal and the existing background studies undertaken to date, it is not anticipated that any further significant social or economic effects will emerge.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal seeks to amend the *FLEP 2013* to allow for additional permitted use for multi-dwelling housing on the subject site. The existing infrastructure within Cabramatta area has the capacity to meet the infrastructure needs of this planning proposal.

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

The planning proposal does not require consultation with any State and Commonwealth public authorities with the exception of the Department of Planning and Environment.

However, the Gateway Determination will determine consultation required.

6. Part 4 - Maps

This part of the Planning Proposal deals with the maps associated with the *Fairfield Local Environmental Plan 2013* that are to be amended to facilitate the necessary changes as described in this report.

- Amend the relevant Key Site Map-Sheet KYS_021 to boarder the subject site (Lot 22 DP 793890) in red.
- Additional clause under 'Schedule 1 Additional permitted uses' as:

Use of certain land at 10 Lasa Street, Cabramatta

- (1) This clause applies to land identified as "25" on the Key Sites Map*
- (2) Development for the purpose of multi-dwelling housing at 10 Lasa Street, Cabramatta being Lot 22 in DP 793890, is permitted with development consent.*

7. Part 5 - Community Consultation

Community consultation is required under *Sections 56(2) (c) and 57 of the Environmental Planning and Assessment Act 1979*.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway process.

It is proposed that at minimum this involves the notification of the public exhibition of the planning proposal:

- In the Fairfield City Corporate news section of the local newspaper that circulates widely in the local government area; and
- In writing letters to the owners of the affected properties, the adjoining and surrounding property owners.

8. Part 6 - Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	<ul style="list-style-type: none"> Prepare and submit Planning Proposal to DP&I 	December 2016
2	Gateway Determination	<ul style="list-style-type: none"> Assessment by DP&I (including LEP Panel) Advice to Council 	February 2017
3	Completion of required technical information and report (if required) back to Council	<ul style="list-style-type: none"> Prepare draft controls for Planning Proposal Update report on Gateway requirements 	March 2017
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> In accordance with Council resolution and conditions of the Gateway Determination. 	April 2017
5	Government Agency consultation	<ul style="list-style-type: none"> Notification letters to Government Agencies as required by Gateway Determination 	April 2017
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> Under the Gateway Determination issued by DP&I public hearing is not required. 	April 2017
7	Consideration of submission	<ul style="list-style-type: none"> Assessment and consideration of submissions 	May 2017
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	June 2017
9	Possible re-exhibition	<ul style="list-style-type: none"> Covering possible changes to draft Planning Proposal in light of community consultation 	July 2017
10	Report back to Council	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	September 2017
11	Referral to PCO and notify DP&I	<ul style="list-style-type: none"> Draft Planning Proposal assessed by PCO, legal instrument finalised Copy of the draft Planning Proposal forwarded to DP&I. 	October 2017
12	Plan is made	<ul style="list-style-type: none"> Notified on Legislation web site 	November 2017
Estimated Time Frame			12 Months