

Planning Services

Gateway Determination Report

LGA	Fairfield
RPA	Fairfield City Council
NAME	The Planning Proposal seeks to amend the Fairfield Local Environmental Plan 2013 to rezone land from R2 Low Density Residential to R3 Medium Density Residential (potential of 20 dwellings)
NUMBER	PP_2017_FAIRF_005_00
LEP TO BE AMENDED	Fairfield Local Environmental Plan 2013
ADDRESS	682 Cabramatta Road West, Bonnyrigg
DESCRIPTION	Lot 11 on DP611520
RECEIVED	29 August 2017
FILE NO.	17/12299
QA NUMBER	qA418027
POLITICAL DONATIONS	Council has not indicated there were any donations or gifts to disclose.
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal.

INTRODUCTION

Description of Planning Proposal

The Planning Proposal requests an amendment to Fairfield Local Environmental Plan 2013 by rezoning the site from R2 Low Density Residential to R3 Medium Density Residential and associated amendments.

The intended outcome is to increase the range of housing types and housing supply on the site at 686 Cabramatta Road West, Bonnyrigg (Lot 11 DP 611520).

Site Description

The subject site is a rectangular shaped lot identified as Lot 11 on DP611520 and consists of one parcel of land totalling 5,048m² in area. The site is currently occupied by a double storey split level building owned by the Armenian Cultural Centre Inc. The ground floor has been leased as a reception hall since 1995 and the first floor is utilised for the Armenian community.

The subject land is not:

- affected by overland or mainstream flooding;
- subject to Geotechnical Landslip;
- located within a Bushfire Prone Area;
- within proximity to a Heritage Item, nor within a heritage conservation area.

Further, the site does not contain any ecologically endangered plants or animal species, is not burdened nor benefited by any easements and is serviced by Sydney Water, with current gas and electricity connections.

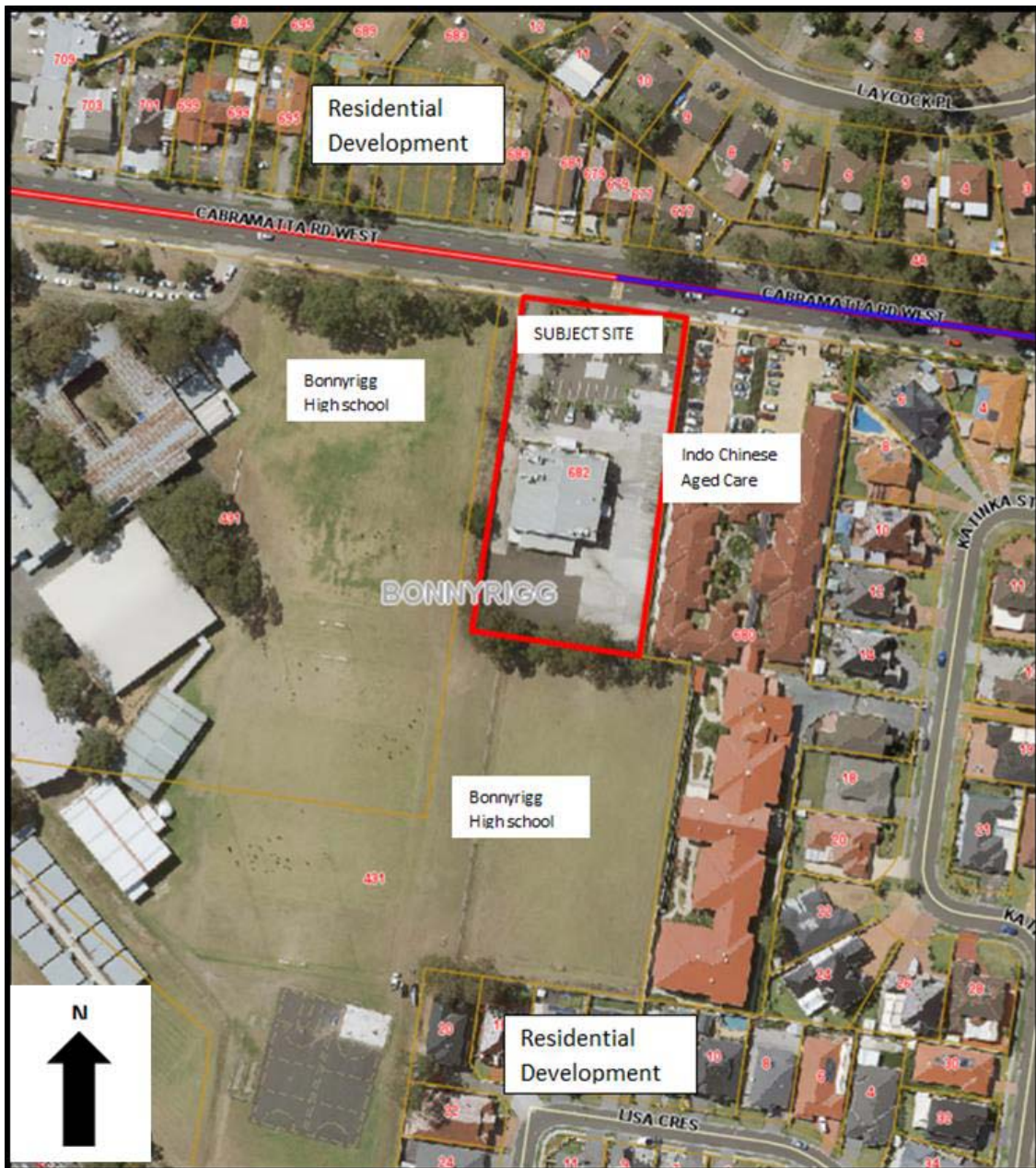


Figure 1. Aerial view of subject site and surrounding uses

Surrounding Area

The subject site is located between the Indo-Chinese age care facility (to the east), Bonnyrigg High School (to the west and south) and the arterial road corridor of Cabramatta Road West (to the north). The closest residential development is located adjacent to the eastern side of the subject site, being the Indo-Chinese Aged Care facility. To the north is the Bonnyrigg Living Communities precinct which is zoned R1 General Residential, with development guided by the Bonnyrigg Living Communities Masterplan.

The site is located 250 metres from the B1 Neighbourhood Centre at the intersection of Cabramatta Road West and Elizabeth Drive. This contains retail, commercial and medical services as well as an Aldi Supermarket.

The site is located within 150 metres walking distance of the 801, 807 and 808 bus services which connect into the Brown Road T-Way allowing fast travel south to Liverpool and North to Parramatta.

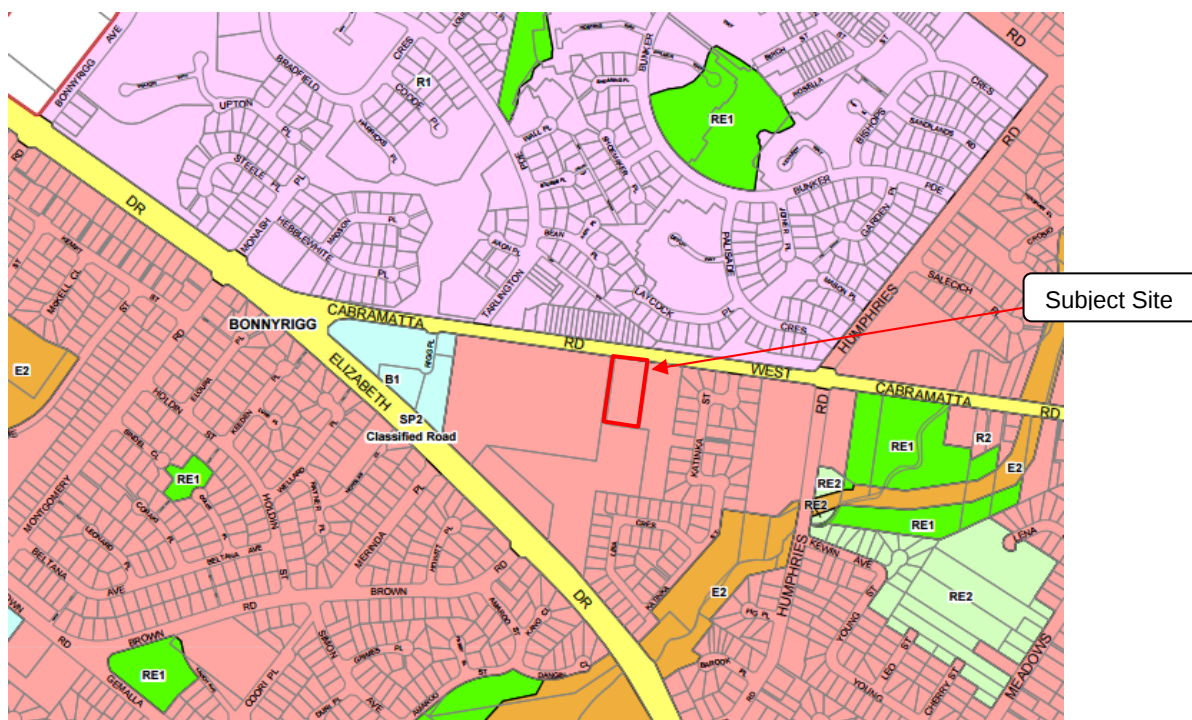


Figure 2. Current zoning of subject site and surrounding area.

Summary of Recommendation

It is recommended that the proposal proceed with conditions given that:

- the proposal will promote a greater mix of housing types within the locality;
- provide an increase in housing supply (estimated 20 dwellings);
- enable increased density within proximity to a neighbourhood centre (i.e. zoned B1 - Neighbourhood Centre);
- provide housing close to existing bus services; and
- the proposal complies with relevant Section 117 Ministerial Directions.

The proposal will also assist in allowing Fairfield to meet its dwelling targets anticipated in the Draft South West District Plan.

Conditions will address:

- Requirements for referral to state agencies not identified in the proposal and a minimum 28-day public consultation period.
- Amendment of the proposal to address a typographical error and removal of development application advice.

PROPOSAL

Objectives or Intended Outcomes

Council state that the objective of the Planning Proposal is to *“facilitate medium density residential development on the subject site to provide for a greater mix of housing close to services and transport.”*

These objectives are clear and do not need to be amended prior to consultation.

Explanation of Provisions

The Planning Proposal seeks to make the following amendments to the Fairfield Local Environmental Plan 2013:

- rezone the land from R2 Low Density Residential to R3 Medium Density Residential;
- amend the Minimum Lot Size Development Map by removing the provision for the subject site; and
- amend the Minimum Lot Size for Dual Occupancy Map by removing the provision for the subject site.

Note: the proposal does not seek to change the current maximum building height of 9 metres and does not seek to change the existing floor space ratio of 0.45:1 currently applying to the land.

Council advises that the zoning to R3 Medium Density Residential will aid in additional housing supply and will provide for a variety of housing types including: villa, town house, and multi-unit development not currently permissible in the R2 Low Density residential zone.

As indicated above, the proposal also includes the removal of the site from the maps for Minimum Lot Size Development and Minimum Lot Size for Dual Occupancy. This will provide flexibility for multi dwelling housing developments in the R3 Zone.

Mapping

Council has provided current and proposed Land Zoning, Minimum Lot Size Development and Minimum Lot Size for Dual Occupancy Maps (see Figures Figure 3Figure 4Figure 5 below).

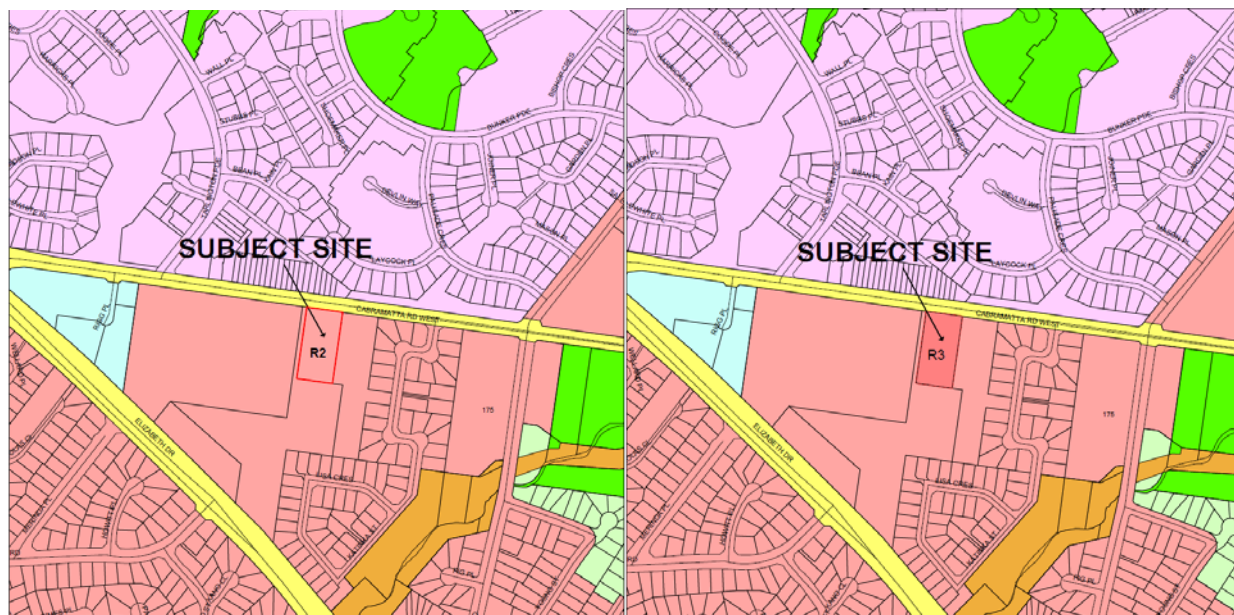


Figure 3. Existing (left) and Proposed (right) Zoning Maps



Figure 4. Existing (left) and Proposed (right) Minimum Lot Size Map

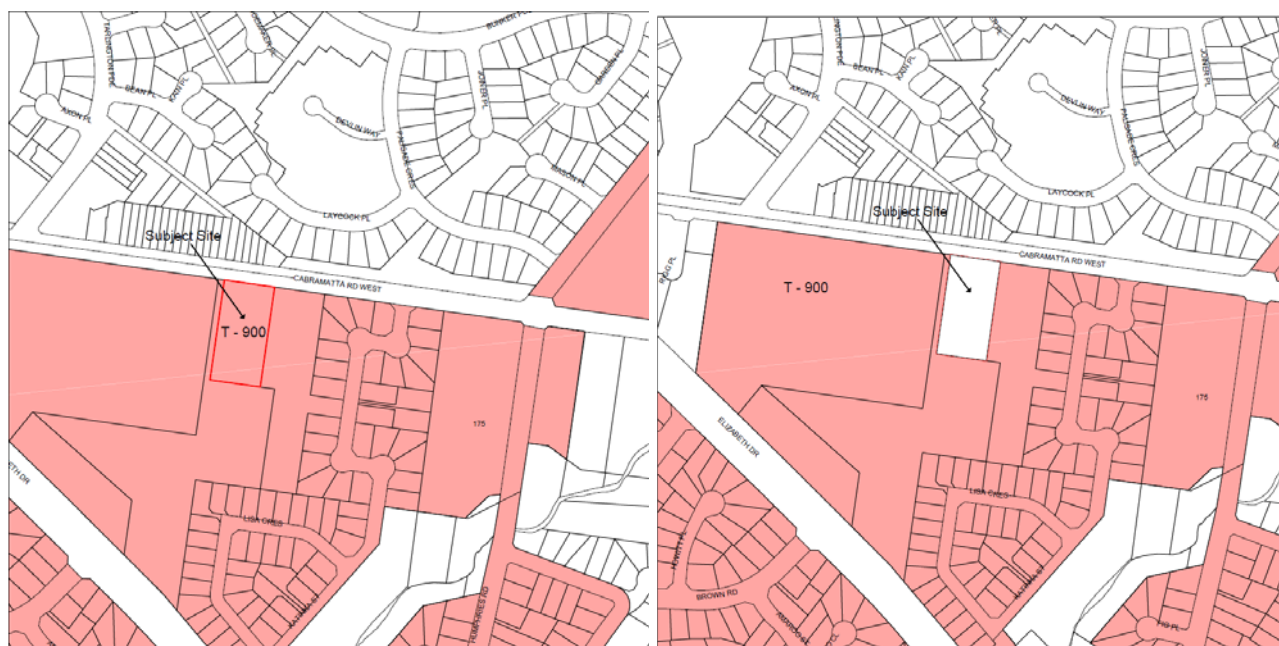


Figure 5. Existing (left) and Proposed (right) Minimum Lot Size for Dual Occupancy Maps

The maps are considered adequate and do not need to be amended prior to community consultation.

NEED FOR THE PLANNING PROPOSAL

The planning proposal is not as a result of any strategic study or report. Council's justification of the planning proposal is that the zoning from R2 Low Density Residential to R3 Medium Density Residential will better allow Fairfield to meet its dwelling targets anticipated in the Draft South West District Plan. The proposal will also result in an increase in the diversity of existing housing stock, which the western half of the City currently lacks.

The Planning Proposal is supported as it is the only mechanism to achieve the above objectives and intended outcomes related to the site. Rezoning the land provides a greater level of transparency for the community and adjoining owners.

STRATEGIC ASSESSMENT

State

A Plan for Growing Sydney (the Plan)

The Planning Proposal is consistent with the objectives and directions of A Plan for Growing Sydney, particularly with the below directions:

- Direction 2.1: The proposal will provide an increase in housing supply and facilitate an increase in housing choices in the western half of the Fairfield LGA.
- Direction 2.2: The proposal will provide homes which are adjacent to the existing Bonnyrigg High School, and within 250 metres from a Neighbourhood centre serviced by public transport.
- Direction 2.3: The proposal will facilitate Medium Density Residential development which will allow for multitude of housing types including villa, town house, and multi-unit development.

Regional / District

The planning proposal demonstrates consistency with the actions, objectives and outcomes of the Draft South West District Plan. The concept plan submitted with the proposal demonstrates 20 units including 4 villas with a unit mix of 16x3 bedroom villas, 2x2 bedroom villas and 2x1 bedroom villas. The Draft South West District Plan highlights a need for an additional 3,050 dwellings within the Fairfield LGA over the next 5 years.

The planning proposal will provide an opportunity for Fairfield City Council to increase its housing capacity and encourage housing diversity in a location currently served by public transport, education and urban services.

Local

The proposal is not directly related to any local strategic planning study or report. However, the proposal is generally consistent with the Fairfield Residential Development Strategy (2009) which guides the location of new housing in the eastern half of the Fairfield LGA.

Council state that the Fairfield Residential Development Strategy (stage 1) identifies the framework for accommodating 60% of the LGA's total dwelling target, being 14,400 new dwellings within the eastern half of the city by 2031, established under the previous Draft Subregional Strategy (2007). The Fairfield RDS also identifies that the western half of the City will need to accommodate the remaining 40% of the 2007 dwelling target, or approximately 9,600 additional dwellings by 2031. This stage of the RDS has not been undertaken.

Even though the subject site is located within the western half of the LGA, the proposal is generally consistent with the objectives of the strategy in that it will aid in the provision of additional dwellings and provide a mix of housing types close to a centre and public transport routes.

Section 117(2) Ministerial Directions

The planning proposal adequately addresses relevant directions and is consistent with these directions.

It is noted that section 117 direction 3.1 Residential Zones, specifies that a planning proposal must contain a requirement that residential development is not permitted until land is adequately serviced. Fairfield Local Environmental Plan 2013 contains this provision (see 7.8 Essential services).

State Environmental Planning Policies

The proposal is consistent with all relevant State Environmental Planning Policies.

SITE SPECIFIC ASSESSMENT

Social

The planning proposal will provide additional housing close to a neighbourhood centre serviced by public transport. The proposal is not expected to impact on the privacy and amenity of the adjoining Indo-Chinese aged care facility. Any potential impacts are expected to be addressed in further detail at development assessment stage.

Environmental

Council have acknowledged that the site is within proximity to Shale Plains Woodland located on the adjacent site at Bonnyrigg High school which is identified as an Ecologically Endangered Community (EEC).

The Planning Proposal was referred to Council's Natural Resource team who state "The subject site does not have any vegetation of value on the site".

Given that the proposal adjoins a site with Shale Plains Woodlands it is recommended that an onsite inspection be made to confirm whether any ecologically endangered species will be impacted as a result of the proposal.

Economic

The planning proposal is expected to promote the local economy, by virtue of its location to the neighbourhood centre.

PROPOSED AMENDMENTS TO THE PLANNING PROPOSAL

Typographical error be amended on page 8 of the proposal i.e. remove the word 'increasing'.

Under Section C – Environmental, social and economic impact, remove the dot points in italics (pages 32 to 33) from the planning proposal as these comments directly relate to the development assessment stage.

CONSULTATION

Community

Council has advised that the planning proposal will be placed on public exhibition for the minimum required timeframe.

It is recommended that the proposal be placed on exhibition for 28 days.

Agencies

Council has noted that Cabramatta Road West is a classified road which is managed by Transport for NSW – Roads and Maritime Services (RMS). It is recommended that Council be required to consult with RMS.

Further, as the site adjoins Bonnyrigg High School, it is recommended that Council consult with the NSW Department of Education.

TIMEFRAME

Council have proposed a timeframe of 11 months to complete the LEP.

A 12-month timeframe is recommended.

DELEGATION

Council has requested the use of plan making delegations to finalise the making of the local environmental plan.

Given the minor nature of the proposal, it is recommended Council be issued with authorisation to exercise the delegation to finalise the making of the local environmental plan.

CONCLUSION

The planning proposal is supported with conditions as it will promote a greater mix of housing types and provide an increase in housing supply by approximately 20 dwellings.

The site is located within relative proximity to a neighbourhood centre which contains retail, commercial and medical services, as well as, an Aldi Supermarket. The land is also adjacent to Bonnyrigg High School and is in close proximity to existing public transport services, allowing ready access to larger centres, such as Liverpool and Cabramatta.

The proposal complies with the Section 117 Ministerial Directions and will assist Council in meeting dwelling targets, anticipated in the Draft South West District Plan.

RECOMMENDATION

It is recommended that the delegate of the Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. Prior to exhibition, the proposal be amended by:
 - amending a typographical error; and,
 - under Section C – Environmental, social and economic impact, removing the dot points in italics (pages 32 to 33) from the planning proposal as these comments directly relate to the development assessment stage.
2. The planning proposal be made available for community consultation for a minimum of 28 days.

3. Consultation is required with the following public authorities:
 - Transport for NSW – Roads and Maritime, and
 - the NSW Department of Education.
4. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.
5. Given the nature of the planning proposal, Council be authorised to exercise delegation to make this plan.



Terry Doran
Team Leader
Sydney Region West

25.09.17



Malcolm McDonald
Acting Director, Sydney Region West
Planning Services

Contact Officer: Ryan Klingberg
Senior Planner
Phone: 02 98601561