



CUMBERLAND
CITY COUNCIL

PLANNING PROPOSAL

2 Bachell Avenue, Lidcombe

July 2020

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Supporting Documents

Cumberland Local Planning Panel report and advice
Cumberland Council report and resolution
Updated Urban Design Report
Updated Economic Analysis
Flood Advice

Introduction

Cumberland City Council (Council) has prepared this Planning Proposal in response to a request made by Pacific Planning on behalf of Raad Properties (the Proponent) to seek an alteration to the Gateway Determination for the Planning Proposal that applies to 2 Bachell Avenue.

The Planning Proposal now seeks to amend the planning controls at 2 Bachell Avenue, Lidcombe, as follows:

- Rezone the site from IN1 General Industrial to B5 Business Development. As the Auburn LEP does not contain the B5 Business Development zone the planning proposal seeks to add the B5 Business Development Zone to the Auburn LEP
- Amend the Floor Space Ratio control from 1:1 to 3:1;
- Introduce a Height of Building control of 18m at the front of the site and 32 metres for the remainder of the site; and
- Remove the Foreshore Building Line that applies to this site.
- Add 'Office and Business Premises' as additional permitted use to the site
- Apply a floor space cap of 7000m² to the additional permitted uses.

The form and content of this Planning Proposal complies with Section 3.33 of the *Environmental Planning and Assessment Act 1979* and the NSW Department of Planning and Environment's *A Guide to Preparing Planning Proposals* (2016).

Background

The original Planning Proposal Request submitted to Council in November 2018 sought to:

- Rezone the site from IN1 General Industrial to B5 Business Development
- Introduce a new B5 Business Development zone to the Land Use Table of the *Auburn Local Environmental Plan 2010*
- Amend the floor space ratio control for the site from 1:1 to 3:1
- Remove the Foreshore Building Line that applies to this site.

The Proposal was reported to the Cumberland Local Planning Panel on 13 March 2019. The Panel:

- Supported the change in zoning to B5 Business Development
- Was of the view that insufficient evidence had been provided by the applicant to justify a maximum floor space ratio of 3:1 based on the proposed mix of land uses submitted with the proposal. However, the Panel supported an increase in floor space ratio

and was of the view that a floor space ratio of 2:1 may be more appropriate in the context of the site and surrounding land uses

- Recommended consideration should be given to including height controls over the subject site
- Recommended, having regard to the above, the Planning Proposal Request proceed to the next stage of assessment and be reported to Council seeking a resolution to forward an amended planning proposal to the Department of Planning, Industry and Environment for a Gateway Determination.

Proposed Planning Controls Reported to Council

The proposal was reported to Council on 15 May 2019 seeking a Gateway Determination for a planning proposal that sought to:

- Rezone the site from IN1 General Industrial to B5 Business Development
- Introduce a new B5 Business Development zone to the Land Use Tables
- Amend the floor space ratio control for the site from 1:1 to 2.5:1
- Apply a height of building controls of 14m and 27m to the site
- Remove the Foreshore Building Line that applies to this site.

A floor space ratio of 2.5:1 was applied to the site. This floor space ratio was considered to be a compromise between the floor space ratio of 2:1 recommended by the Panel and the floor space ratio of 3:1 being sought by the proponent. The feasibility of a floor space of 2.5:1 was supported by the proponent's economic study.

Height of building controls of 14m and 27m were applied to the site in response to the Panel's recommendation. The dual building heights were applied to ensuring the taller element of the proponent's concept plan were located to the rear of the site with the lower elements fronting Bachell Avenue, creating a transition from the lower density residential development on the north western side of Bachell Avenue.

Council resolved that the planning proposal with the identified controls be forwarded for a Gateway Determination.

Gateway Determination

A Gateway Determination was issued of 16 December 2019. Prior to public exhibition, the Gateway Determination required:

- A flood impact study to address potential impacts of realignment and enclosure of the existing stormwater drainage channel
- The supporting urban design report be updated to be consistent with the planning proposal and clearly demonstrate the potential built form interface along Bachell Avenue
- The economic study be updated to be consistent with the planning proposal

- The planning proposal be updated, if required, to be consistent with the outcomes of the studies referred to above.

Alteration to the Gateway Determination

An alteration to the Gateway Determination has been requested by the proponent. The alteration seeks to:

- Increase the floor space ratio control for the site from 2.5 to 3:1
- Apply a 38m height of building control to the majority of the site, with 14m and 18m height of building control applying to the frontage to Bachell Avenue to create a transition from neighbouring residential properties
- Add 'Office and Business Premises' as additional permitted use
- Apply a floor space cap of 7000m² to the additional permitted uses.

Site location and context

The site is located at 2 Bachell Avenue Lidcombe. It is located approximately 1km from the Lidcombe Railway Station. The site is currently zoned for IN1 General Industrial. The site contains a freestanding warehouse with a footprint of approximately 2500sqm. The building was constructed in the 1970s and is currently used for commercial laundry/dry cleaning activities.

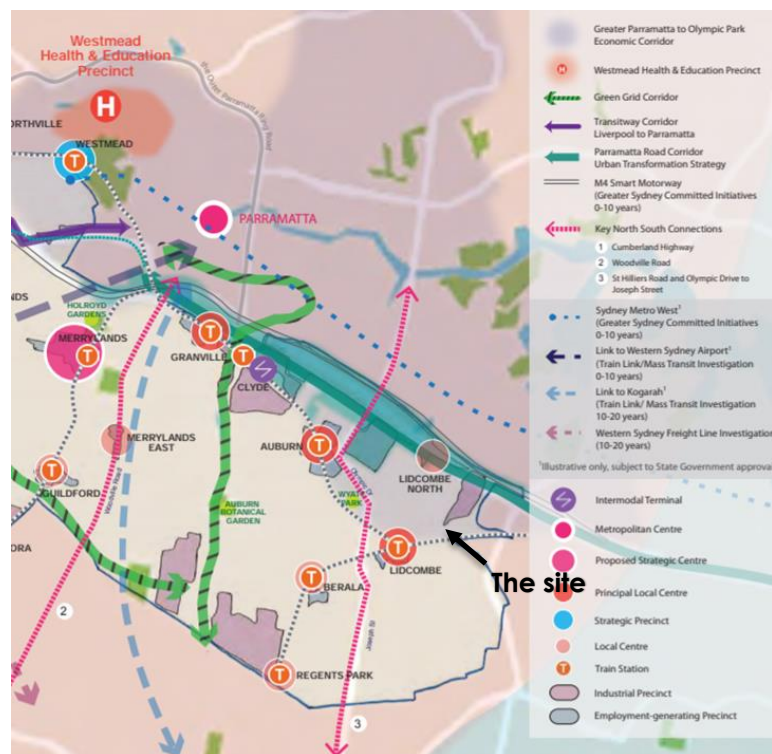


Figure 1: Regional Context Map

Site description

The site is located at 2 Bachell Avenue, Lidcombe. The site is a large (8738sqm) irregular shaped lot, located at the southern end of Lidcombe East Industrial Precinct. The site is irregular in shape, with a 307 metre frontage to Church Street, 297 metre rear boundary adjoining a railway corridor, and 20 metre western boundary.

It is the only remaining site in the Precinct that has not been fully developed. The site is relatively underutilised, containing only a freestanding warehouse with a footprint of approximately 2500sqm. The building was constructed in the 1970s and is currently used for commercial laundry/dry cleaning activities. Past uses including printing and storage of heavy vehicles.

There is a storm water drainage channel that runs in a south to north-west direction through the site, partially covered by the warehouse. The rest of the drainage channel is exposed.



Figure 2 – The Site

Surrounding development

The site is surrounded by a diverse mix of land uses, including an established low density residential area to the north-west; a range of industrial, business and warehousing developments to the north-east; and railway infrastructure to the south-east.

Existing planning controls

The site is subject to planning controls contained in *Auburn Local Environmental Plan 2010* (Auburn LEP 2010).

The following key controls apply to the site.

Land Zone

The site is zoned IN1 General Industrial.

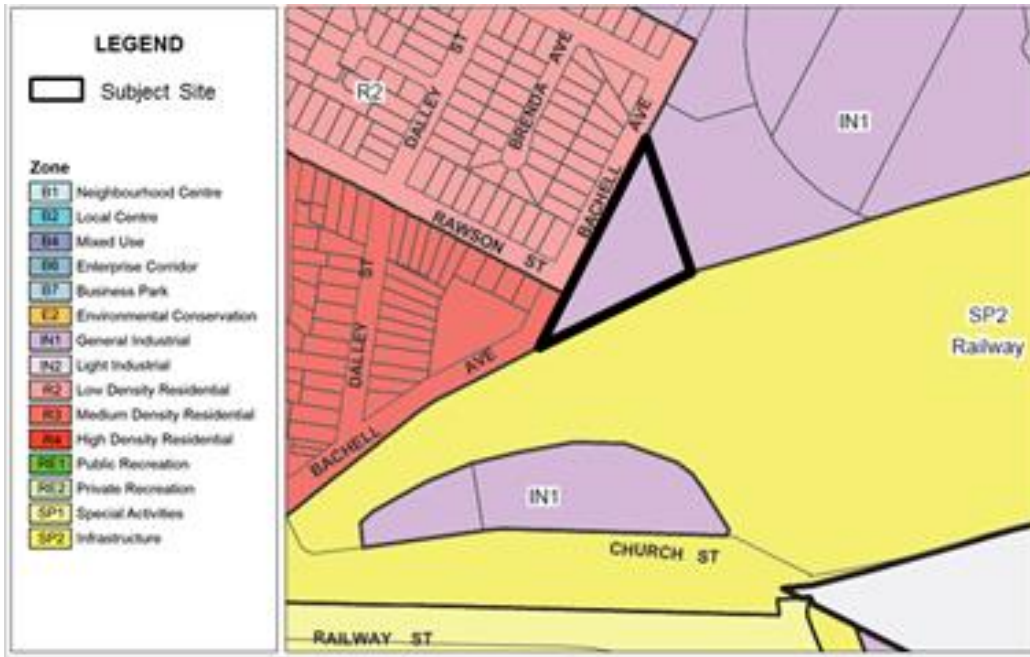


Figure 3 – Existing Land Zone (LZN_007)

Height of Building:

No height of building control applies to the site



Figure 4 – Existing Height of Building (HOB_007)

Floor Space Ratio:

A floor space ratio of 1:1 applies to the site.

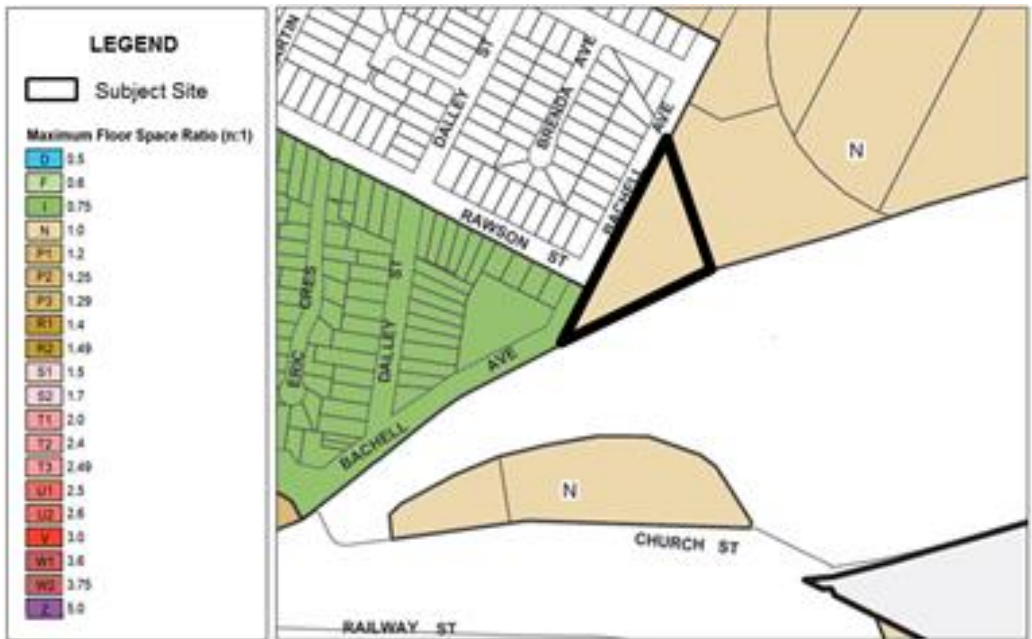


Figure 5 – Existing Floor Space Ratio (FSR_007)

Flood Planning Level

A large portion of the site is affected by the Flood Planning Area provisions.

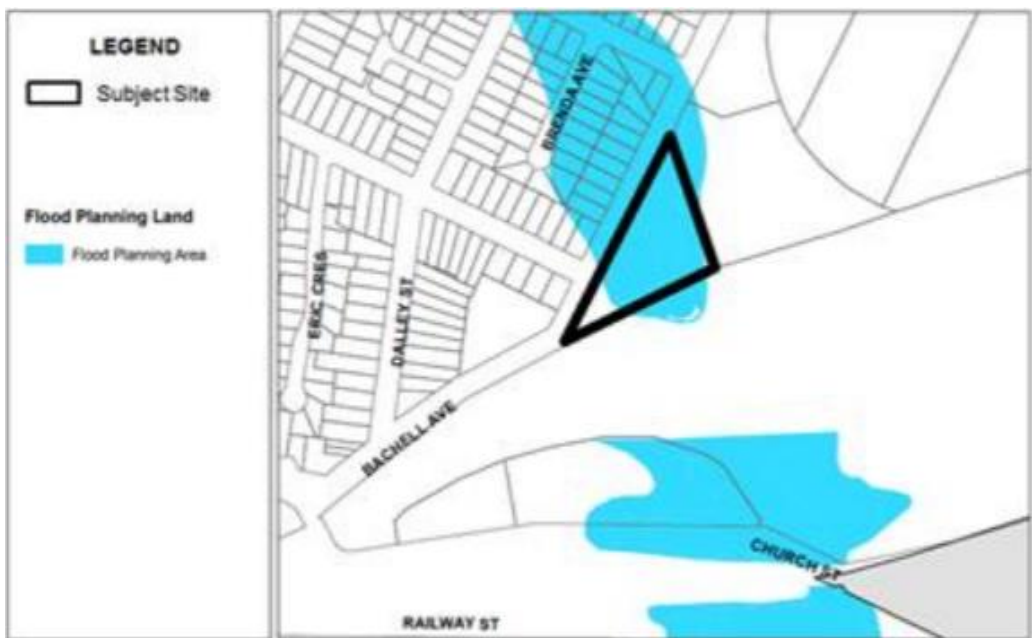


Figure 6 – Existing Flood Planning Map (FLD_007)

Foreshore Building Line

The Foreshore building line affects the eastern part of the site.

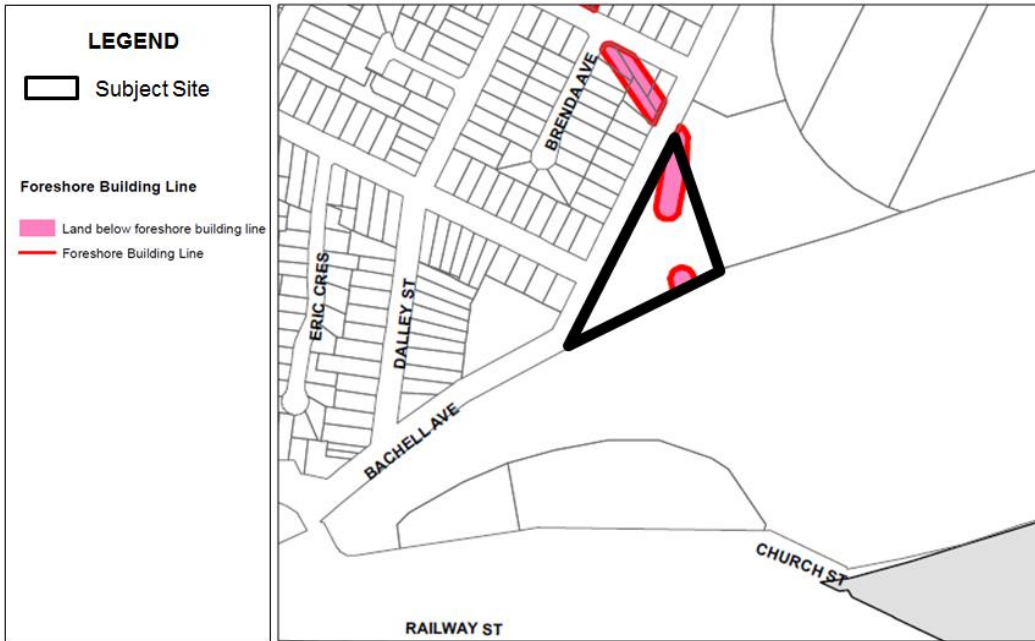


Figure 7: Existing Foreshore Building Line Map (FBL_007)

Part 1: Objective and intended outcome

The key objectives or intended outcomes of the Planning Proposal are to:

- Facilitate the redevelopment of the site for the purpose of a mix of business, warehouse and specialised retail uses
- Generate a wide range of local business and employment opportunities
- Support the site's transition from its current industrial-only use to a mix of higher order employment land uses, consistent with the strategic vision for the Lidcombe East Industrial Precinct
- Provide a compatible land use and appropriate employment density for the site without threatening the economic viability of Lidcombe town centre
- Reduce the risk of flooding and stormwater inundation in the local area

Part 2 - Explanation of Provisions

In order to achieve the objective and intended outcome, the Planning Proposal seeks to amend Height of Building and Floor Space Ratio mapping in *Auburn Local Environmental Plan 2010* as follows:

Table 1: Proposed changes to planning controls	
Section on the LEP	Proposed amendment
Part 2 – Permitted and Prohibited Development	<p>Insert the B5 Business Development Zone.</p> <p>1. Objectives of zone</p> <ul style="list-style-type: none"> • To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area. <p>2. Permitted without consent Nil</p> <p>3. Permitted with consent Centre-based child care facilities; Food and drink premises; Funeral homes; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Neighbourhood shops; Passenger transport facilities; Plant nurseries; Respite day care centres; Roads; Self storage units;</p>

Table 1: Proposed changes to planning controls

	<p>Specialised retail premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4.</p> <p>4. Prohibited</p> <p>Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home industries; Home occupations; Home occupations (sex services); Industrial retail outlets; Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations;</p>
Land Zoning	Rezone the site from IN1 General Industrial to B5 Business Development.
Floor space ratio	Increase the maximum FSR from 1:1 to 3:1
Height of building	Apply a height of building control of 18m and 32 metres to the site.
Foreshore Building Line	Remove the Foreshore Building Line that applies to the site.
Schedule 1 – Additional Permitted Uses	Add Office Premises and Business Premises as additional permitted uses
Part 6 Additional Local Provisions	Limit the amount of Office Premises and Businesses Premises floor space to 7000m ²

See Part 4 of this Planning Proposal for thumbnail images of proposed mapping.

Part 3 – Justification

Section A – Need for the Proposal

Q1. Is the Planning Proposal a result of any strategic study or report?

No, Council prepared the Planning Proposal in response to a request by the Proponent. The proposal is considered to have both strategic and site-specific merit and is supported by the Cumberland Local Planning Panel and Council.

Advice from Cumberland Local Planning Panel

The amended planning proposal for the alteration to the Gateway Determination was reported to the Cumberland Local Planning Panel on 27 May 2020. The Panel recommended that the request not proceed until the following issues are addressed:

- The Panel was not persuaded that an FSR in excess of 2.5:1 has been justified by the proponent and if the amendment is to proceed, further justification for the increased FSR is necessary
- Further, the economic study should be updated to address the impact of the additional permitted uses and proposed office and business premises floor space cap on nearby centres

The proponent has submitted additional justification in response to the Panel's advice with information provided on alignment with strategic planning outcomes, project viability considerations and limited impacts on nearby centres.

Council officers have reviewed the additional information provided and considers that the proponent has provided adequate details on the matters raised by the Panel. It is also noted that the site is located within the Eastern Gateway precinct as outlined in the Cumberland Employment and Innovation Lands Strategy.

Council resolution to proceed to Gateway

At its ordinary meeting of 17 June 2020, Council considered a report on the Proponent's Planning Proposal, along with the Panel's advice and preliminary public feedback.

Council resolved to endorse an amended planning proposal for 2 Bachell Avenue, Lidcombe, that seeks to:

- Increase the floor space ratio (FSR) control for the site from 2.5:1 to 3:1;
- Apply a height of building (HOB) control for the site of 18m and 32m height of building control;
- Amend Schedule 1 to add Office and Business Premise as additional permitted uses to the site; and

- Add a clause to Part 6 that applies a local provision regarding a floor space cap of 7000m² to the additional permitted uses.

The following controls are to be retained as included in the Gateway Determination for the proposal:

- Introduction of B5 Business Development Zone for the site.
- Removal of Foreshore Building Line that applies to the site.

Q2. Is the Planning Proposal the best means of achieving the objectives and outcomes, or is there a better way?

Yes, the Planning Proposal is considered the best means of achieving the objectives and outcomes. The scale and density of development sought by the Proponent cannot be achieved under the existing Height of Building and Floor Space Ratio controls for the site or via a Clause 4.6 variation. It is not considered appropriate to increase the height or floor space ratio controls for surrounding lands.

Section B – Relationship to strategic planning framework

Q3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

The Greater Sydney Region Plan outlines a vision for Sydney to 2056 as a global metropolis of three cities – Western Parkland City, Central River City and Eastern Harbour City.

Lidcombe is part of the Central River City and identified as a Local Centre with strategic importance in meeting the needs of the wider metropolitan region.

The proposal is consistent with the following planning objectives of the Greater Sydney Region Plan.

Table 2: Consistency with Greater Sydney Region Plan	
Direction/Objective	Consistency
<i>Objective 4: Infrastructure use is optimised</i>	The proposal creates new employment and business opportunities in proximity to established infrastructure and services that are accessible to the local and wider population on public transport.

Table 2: Consistency with Greater Sydney Region Plan

<i>Objective 6: Services and infrastructure meeting the community's changing needs</i>	The proposal seeks to deliver a range of services to meet the needs of the local and wider community, including those employed the Lidcombe East Industrial Precinct.
<i>Objective 14: Integrated land use and transport creates walkable and 30-minute cities</i>	The proposal will create additional employment opportunities within walking distance of Lidcombe station. The level of service offered by Lidcombe Station is greater than other centres.

Central City District Plan

The Central City District Plan sets out the aspirations and priorities for livability, productivity and sustainability within the Central City District, which includes Lidcombe town centre. Significant population growth is anticipated over the next 20 years and this is expected to transform many parts of the District from a suburban to an urban environment.

The proposal is generally consistent with the following Planning Priorities of the Central City District Plan:

Table 3: Consistency with Central City District Plan

Theme	Priority	Consistency
Livability	<i>Planning Priority C1. Planning for a city supported by infrastructure</i>	The proposal seeks to deliver additional employment and business opportunities in close proximity to established services and public transport
	<i>Planning Priority C4. Fostering healthy, creative, culturally rich and socially connected communities</i>	The Planning Proposal seeks to rezone the subject site from IN1 General Industrial to B5 Business Development. Rezoning to B5 would allow a mix of employment generating business uses that could facilitate creative industries, consistent with Council's strategic vision for the Lidcombe East Industrial Precinct.

Table 3: Consistency with Central City District Plan

		<p>Permissible uses with consent under B5 zone allow artisan food and drink industry as a subset of the Light Industry and by allowing business premises, the site could also be able to accommodate creative digital industries.</p>
<p>Productivity</p>	<p><i>Planning Priority C11. Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</i></p>	<p>The traditional industrial use of the subject site under the current zoning of IN1 General Industrial is declining in the area, as it limits to certain employment uses such as industrial and warehouse uses only.</p> <p>The subject site's irregular triangle shaped land parcel and the existing stormwater channel further restrict the capability of redevelopment of the site for industrial-only use.</p> <p>The site's proximity to Parramatta Road and Lidcombe railway station to the nearby metropolitan centre, Parramatta, encourages higher knowledge workers and creative industries to come together for innovative outcome.</p> <p>Rezoning to B5 Business Development would encourage range of employment opportunities and further contribute to the Cumberland LGA's employment target.</p>

Table 3: Consistency with Central City District Plan

		<p>The proposed development includes realignment and encasement of the existing stormwater channel and provide at least 1m buffer from the proposed built-form</p>
	<p><i>Planning Priority C12. Maximising opportunities to attract advanced manufacturing and innovation in industrial and urban services land</i></p>	<p>The Greater Sydney Region Plan and the Central City District Plan recognise the need for a flexible planning approach for adapting to changing technologies.</p> <p>The proposed rezoning of the subject site to B5 Business Development would enable range of economic opportunities created by changing technologies.</p> <p>The proposed development would provide business and commercial spaces to deliver new knowledge intensive jobs and creative industries, which such employment uses are encouraged through the District Plan and Council's Employment and Innovation Lands Study 2019.</p>

Q4. Will the planning proposal give effect to Cumberland City Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Cumberland 2030: Our Strategic Planning Statement

Cumberland 2030 is aligned with the *Greater Sydney Region Plan* and *Central City District Plan*, providing a strategic, coordinated approach to effectively manage growth and development in the local area.

The proposal is considered to be consistent with the following Planning Priorities of *Cumberland 2030: Our Local Strategic Planning Statement*.

Table 4: Consistency with Cumberland 2030: Our Strategic Planning Statement	
Priority	Consistency
<i>Planning Priority 10. Supporting a strong and diverse local economy across town centre and employment hubs</i>	The change in land use and additional permitted uses provide a greater diversity of activities on the site that will promote greater economic output from the site.
<i>Planning Priority 11. Promoting local jobs, education opportunities and care services</i>	The proposed development has the potential to deliver 750 direct ongoing jobs across a range of activities.
<i>Planning Priority 12. Facilitating the evolution of employment and innovation lands to meet future needs</i>	The change in land use and the additional permitted uses facilitate the evolution of employment on this site.

Cumberland Community Strategic Plan 2017-2027

This plan was developed by Cumberland City Council in close consultation with the Cumberland community. It identifies the community's vision for the future, the strategies in place to achieve it, and how progress towards or away from the vision will be measured. The plan identifies six strategic goals and a number of accompanying outcomes, activities and measures.

The Proposal is considered to be broadly consistent with the plan as outlined below:

Table 5 – Consistency with Cumberland Community Strategic Plan 2017-2027

A strong local economy	We have access to jobs locally and in our region	The Planning Proposal will create additional job opportunities for the residents of Lidcombe as well as the residents of the Cumberland LGA.
A resilient built economy	Our planning decisions and controls ensure the community benefits from development	The Planning Proposal seeks to facilitate the desired redevelopment through the appropriate planning pathway and seeks to align with the strategic vision for the area.
	We have a range of transport options that connect our town centres and to wider Sydney	The proposal provides additional employment opportunities within walking distance of Lidcombe station. The level of service offered by Lidcombe Station promotes active and public transport travel as a viable journey to work option.
Transparent and accountable leadership	Decision making is transparent, accountable and based on community engagement	Should a Gateway Determination be issued to proceed, the Planning Proposal will be publicly exhibited in accordance with statutory requirements.

Cumberland Innovation and Employment Lands Strategy

Council adopted the Strategy in May 2019. One of the key aspirations of the Strategy is to ensure that employment lands are sustainable, able to adapt to and accommodate changing needs of industry and business.

The site is located in the Lidcombe East Industrial Precinct, which is identified as an Eastern Gateway Precinct, with a strategic focus on sectors such as digital technologies/ media, advanced knowledge services and creative industries. The vision also draws on the synergies between food and beverage businesses and the Tooheys Brewery in particular.

The proposal is consistent with the Strategy as it aims to that attracts advanced manufacturing, supporting food and beverage and creative industries to the precinct.

Q5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes, the proposal's consistency with applicable SEPPs is outlined below.

Table 6: Consistency with applicable SEPPs	
SEPP	Comment
Draft SEPP (Environment)	Consistent. The Planning Proposal does not contain provisions that contradict or would hinder application of the SEPP in relation to the Sydney Harbour catchment.
SEPP No. 55 Remediation of Land	Clause 6 of SEPP 55 requires that in the event of a change of land use, the planning authority must consider whether the land is contaminated, if the land can be suitably remediated for the proposed use and that the authority is satisfied that this remediation is sufficient for the proposed uses on the land. The residential land use of the site will not change as a result of the planning proposal. Future development applications will be subject to SEPP 55.

Q6. Is the planning proposal consistent with applicable Ministerial Directions under 9.1 of the Act?

Yes, the planning proposal's consistency with applicable Ministerial Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979* is discussed below.

Table 7: Consistency with relevant Ministerial Directions	
Direction	Comment
1. Employment and resources	
1.1 Business and Industrial Zones	The proposal is consistent with the key objectives of this Direction i.e. to encourage employment growth in suitable locations; protect employment land in business and industrial zones; and support the viability of identified centres.

Table 7: Consistency with relevant Ministerial Directions

	<p>The site is located in an existing employment area identified in regional, district and local strategies.</p> <p>Cumberland's Innovation and Employment Lands Strategy identifies the site as being part of an Eastern Gateway Precinct, with a strategic focus to build on its existing industry specialisations and increasing digitisation of production. The Precinct has been identified to accommodate higher knowledge workers, with the potential to build synergies with surrounding development. The mixture of complementary land uses proposed ensure the ongoing viability of this identified centre, particularly with the provision of flexible office floor plates that address how the nature of businesses change over time.</p> <p>The proposal will protect and enhance the employment role of the site to protect employment land. The site is currently used for low yielding industrial uses, and therefore supports minimal jobs and is making minimal Gross Value Added contribution to the local or state economy. The proposal will deliver a positive uplift of 750 new jobs on the site.</p>
<p>3. Housing, infrastructure and urban development</p>	
<p>3.4 Integrating land use and transport</p>	<p>Consistent. The proposal seeks to facilitate the redevelopment of the subject site to realise a high-quality mixed-use development that increases the quantum and variety of employment and services within an existing centre that is in proximity to residential precinct and great public transport connections.</p>
<p>7. Metropolitan planning</p>	
<p>7.1 Implementation of [Greater Sydney Region Plan]</p>	<p>Consistent, as demonstrated in response to question 3 (see Table 2 above).</p>

Section C – Environmental, social and economic impact

Q7. 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?

No, the site is not known to contain critical habitats, threatened species or ecological communities, therefore the likelihood of any significant adverse impacts are minimal.

Q8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

Flooding and Stormwater

The Planning Proposal will encourage redevelopment of the site, providing an opportunity to address local flooding and stormwater management.

Redevelopment of the site will involve significant work to the stormwater channel that runs through the site, this is expected to result in significant local flood mitigation. The proposed works have the potential to mitigate flood affectation of 12 neighbouring residential properties.

Part of the site is within the designated flood planning area under Auburn LEP 2010. Any future development on the land must comply with Council's flood planning controls and will require extensive works to the existing stormwater channel.

Site Contamination

A Preliminary Contamination Report was commissioned by Pacific Planning in support of their rezoning request and associated changes to development controls. The Report confirms that the site has low potential for contamination and that the site is suitable for the proposed B5 Business Development Zone.

Traffic and Parking Impacts

The Traffic Impact Assessment confirms that any potential negative traffic impacts arising from the proposed development can be appropriately managed.

Q9. Has the planning proposal adequately addressed any social and economic effects?

- The proponent has provided an updated economic study that concludes that an FSR of 2.5:1 is not feasible. The economic study outlines that an FSR below 3:1 does not provide a greater enough return to alleviate the risks associated with redeveloping the site. The feasibility assessment determines that FSR's of below 3:1 returns less than the 15% return on investment that is required to promote

the redevelopment of the site consistent with the proponent's concept.

- Increasing the floor space ratio to 3:1 will also ensure employment generation from the site is maximised. Maximising employment generation from the site benefits the broader community by increase employment opportunities for residents of the Cumberland LGA.
- To limit the impact on competing locations such as the Lidcombe Town Centre and the Parramatta Road Corridor, the proponent is seeking a floor space cap of 7000m² be applied to the additional permitted uses. The proposed floor space of 7000m² represents a minority of the floor area provided for the site, and is anticipated to provide office and business premises needs for the employment lands in the Lidcombe area, as distinct from the needs of the Lidcombe town centre.
- The floor area cap of 7000m² for the additional permitted uses balances the viability of the development with the distinct land use needs of the local area, including the Lidcombe town centre and employment lands in Lidcombe and Parramatta Road.
- The additional permitted uses will complement the range of other land uses identified in the proposal. The inclusion of office and business premises as an additional permitted uses would also support the renewal of employment at this location, consistent with the outcomes of the Cumberland Employment and Innovation Lands Strategy.
- There is a need for out of centre commercial floor space. Businesses seeking out of centre commercial office floor space service a different client base to those companies seeking centre based commercial floor space.
- It is highly likely that the businesses seeking the commercial office space of this proposal will be servicing the essential urban services, advanced technology and knowledge centres that Council is seeking to be located in the Lidcombe East Industrial Precinct.
- It is anticipated that the proposal will not compete with the Lidcombe town centre as demand for commercial floor space in the Lidcombe town centre will come from the growing population within town centre and the business that will service this population. Demand for commercial office floor space will also come from businesses that are attracted to the excellent accessibility that the Lidcombe Railway Station offers. We do not anticipate that these businesses will be attracted to commercial floor space outside of the Lidcombe Town Centre.

- It is anticipated demand for commercial office floor space on Parramatta Road will come from business seeking exposure to the regional road network and would not seek floor space away in an out of centre of a location that does not have access to the regional road network.

Section D – State and Commonwealth Interests

Q10. Is there adequate public infrastructure for the Planning Proposal?

- Yes. The site is served by existing utility services and is located to allow incoming residents and workers to capitalise on the wide range of infrastructure and services existing and planned within the area.
- It will reinforce existing investment in public transport infrastructure, through increased patronage of the existing Lidcombe train station.

Q11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The views of relevant State and Commonwealth public authorities will be sought post-Gateway.

Part 4 – Mapping

Proposed mapping is shown in Figure 8 and Figure 9 below.

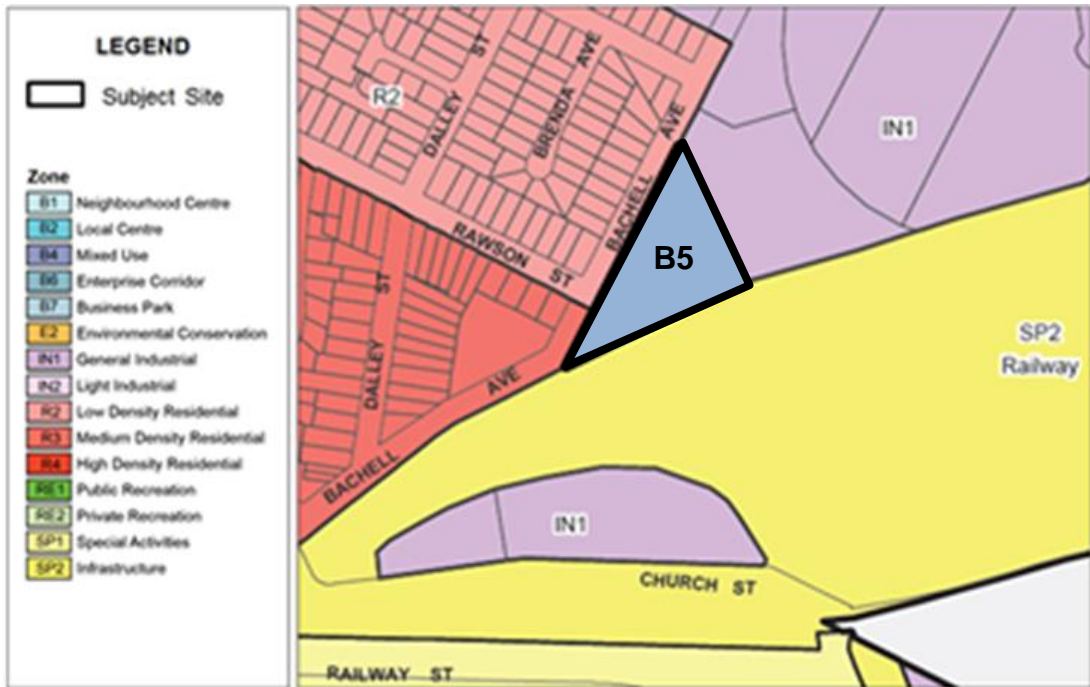


Figure 8: Proposed Land Zoning (LZN_007)



Figure 9: Proposed Height of Building (HOB_007)



Figure 10: Proposed Floor Space Ratio (FSR_007)

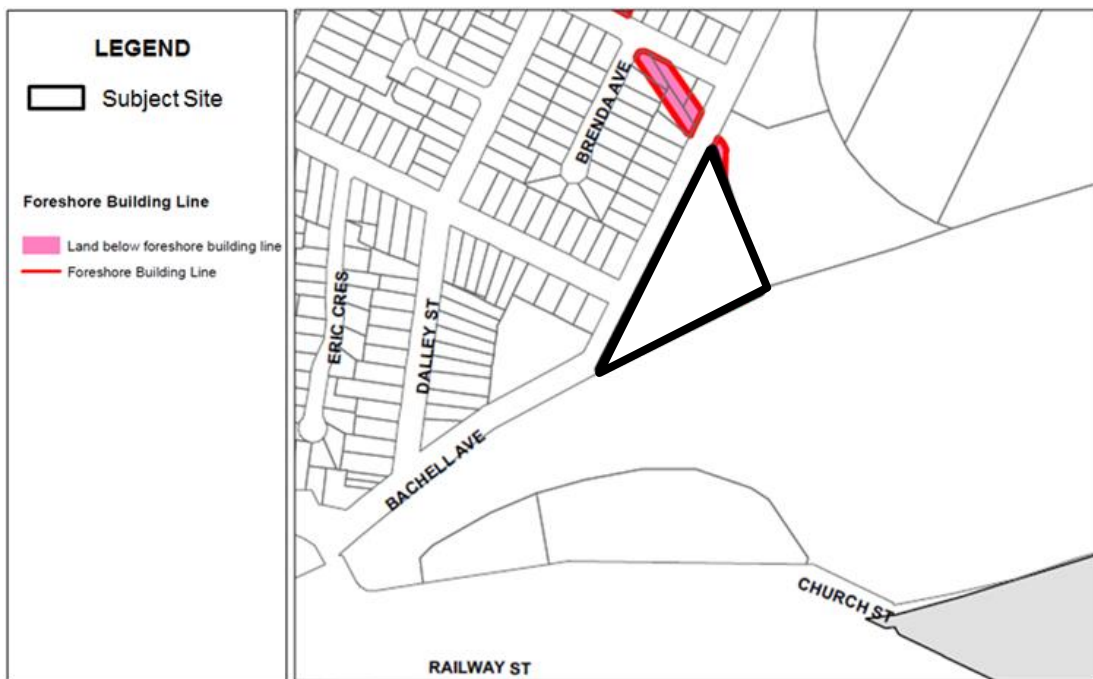


Figure 11: Proposed Foreshore Building Line (FBL_007)

Part 5 – Community Consultation

Community consultation would take place following a Gateway determination, in accordance with Section 3.34 and Clause 4 of Schedule 1 of the EP&A Act. It is anticipated that public exhibition would include:

- Notification on the Cumberland Council website
- Advertisement in local newspapers that are circulated within the local government area
- Notification in writing to adjoining landowners and neighbours, and any other relevant stakeholders, and
- A four-week exhibition period.

Part 6 – Project Timeline

An anticipated project timeline is set out below.

Milestone	Anticipated date/s
Commencement date (Gateway determination)	August 2020
Completion of any further technical information	September 2020
Government agency consultation	October 2020
Statutory exhibition period	October 2020
Consideration of submissions	November 2021
Submit to Department for finalisation	February 2021