

Planning Services

Gateway Determination Report

LGA	Fairfield
PPA	Fairfield City Council
NAME	Fairfield LEP 2013 – Planning proposal in respect of Villawood Town Centre Development Standards (1295 homes, X jobs)
NUMBER	PP_2018_FAIRF_001_00
LEP TO BE AMENDED	Fairfield Local Environmental Plan 2013
ADDRESS	Villawood Town Centre, Villawood
DESCRIPTION	Various Lot and DP numbers (For detail, refer to page 9 of the planning proposal)
RECEIVED	8 May 2018 – final additional information received from Council on 5 July 2018
FILE NO.	IRF18/2444
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required.
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 (**Attachment A**) seeks to amend the Fairfield Local Environmental Plan 2013 by amending the zoning and development standards for Villawood Town Centre to facilitate the urban renewal of the centre by providing opportunity for additional dwellings and economic revitalisation of the centre, as follows:

- rezone land zoned R4 High Density Residential to RE1 Public Recreation;
- rezone land zoned B2 Local Centre to RE1 Public Recreation;

- amend the height of buildings map so that the maximum building height of 20m in the R4 zoned land is partly increased to 27m and partly to 39m;
- amend the height of buildings map so the maximum height in the B2 zoned land is increased partly from 10m, 20m, and 26 m to 27m, 30m, and 39m, respectively;
- amend the floor space ratio of 2:1 as it applies to part of the R4 zoned land to 2.5:1; and,
- include sites within the minimum site area map, so that maximum heights may be achieved provided specified site areas are achieved.

Site description

The planning proposal applies to land zoned B2 Local Centre and adjoining land zoned R4 High Density Residential, as identified in the following table:

	Street Address	Suburb	Ownership	Lot DP
1	1 Villawood Road	Villawood	Private	Lot 4 DP 1013056
2	2-4 Villawood Road	Villawood	Private	Lot 2 DP 1013056
3	5-9 Villawood Road	Villawood	NSW Land and Housing Corporation	Lot 41 DP 5002348
4	11-15 Villawood Road	Villawood	NSW Land and Housing Corporation	Lot 28 DP 36718
5	17 Villawood Road	Villawood	Rail Corporation NSW	Lot 1 DP 200817
6	19 Villawood Road	Villawood	Rail Corporation NSW	Lot 1 DP 1164164
7	1 Villawood Road	Villawood	Private	Lot 4 DP 1013056
8	2 Villawood Road	Villawood	Private	Lot 1 DP 524554
9	6 Villawood Road	Villawood	Private	Lot 0 SP 4616
10	27 Villawood Road	Villawood	Private	Lot N DP 36718
11	29 Villawood Road	Villawood	Private	Lot M DP 36718 Lot L DP 36718
12	10 Pedestrian Mall	Villawood	Private	Lot 30 DP 1073955

	Street Address	Suburb	Ownership	Lot DP
13	31 Pedestrian Mall	Villawood	Private	Lot K DP 36718
14	33 Pedestrian Mall	Villawood	Private	Lot J DP 36718
15	35 Pedestrian Mall	Villawood	Private	Lot H DP 36718 Lot G DP 36718
16	37-41 Pedestrian Mall	Villawood	Private	Lot 1 DP 622572
17	43 Pedestrian Mall	Villawood	Private	Lot 0 SP 40497
18	47 Pedestrian Mall	Villawood	Private	Lot 2 DP 500367
19	53 Pedestrian Mall	Villawood	Private	Lot 1 DP 500367
20	9 Kamira Court	Villawood	Fairfield City Council	Lot 5 DP 1013056
21	2 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 37 DP 202006
22	8 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 39 DP 202006
23	10 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 136 DP 16186
24	14 Kamira Avenue	Villawood	NSW Land and Housing Corporation	Lot 38 DP 202006
25	16 Kamira Avenue	Villawood	Fairfield City Council	Lot 27 DP 217764 Lot 31 DP 36718
26	20 Kamira Avenue	Villawood	Private	Lot 25 DP 217764
27	3 Howatt Street	Villawood	Private	Lot 1 DP 106243
28	5 Howatt Street	Villawood	Private	Lot 32 DP 1073955
29	882-888 Woodville Road	Villawood	Private	Lot R DP 36718 Lot Q DP 36718 Lot O DP 36718 Lot P DP 36718

	Street Address	Suburb	Ownership	Lot DP
30	890 Woodville Road	Villawood	Private	Lot 31 DP 1073955
31	896 Woodville Road	Villawood	Private	Lot 3 DP 208677
32	896A Woodville Road	Villawood	Private	Lot A DP 418889

Locational Context

The Villawood Town Centre is located about two kilometres from the Fairfield CBD. It adjoins the Canterbury-Bankstown Local Government Area. The centre is bounded by Villawood Railway Station in the north, Woodville Road to the east, low density residential development to the south along Hilwa Street and Kamira Avenue to the west.

The area under the planning proposal is shown below and in **Attachment L**.



The Centre is served by train and bus. These services provide access to the Fairfield City Centre and other larger centres, such as Liverpool, Parramatta CBD, and the Sydney CBD.

Existing planning controls

The following existing zoning and development standards apply to the Centre (maps at **Attachment E**):

Zone	Height of Building	Floor Space Ratio	Minimum site Area
B2 Local Centre	10m to 26m	Nil	Nil
R4 High Density Residential	20m	2:1	N/A
RE1 Public Recreation	Nil	Nil	N/A
SP2 Infrastructure	Nil	Nil	N/A

The area of the B2 Local Centre is 27,300 square metres. A range of retail, commercial and mixed-use activities are permitted under this zone.

The R4 High Density Residential zone applies to the Land and Housing Corporation owned site (15,000 square metres in area), which directly adjoins the B2 Local Centre to the immediate west. A wide range of residential accommodation uses, such as residential flat buildings and multi dwelling houses are permitted in this zone.

The current RE1 Public Recreation zone applies to Hilwa Park (4,200 square metres) which adjoin the B2 Local Centre zoned land to the south.

The SP2 Infrastructure zone applies to the Villawood Railway Station, the railway line and the large parcel of land adjoining the station. The land is owned by Rail Corporation NSW and comprises a computer car park and vacant land.

Surrounding area

Fairfield East and Leightonfield industrial areas are located within walking distance in the north and east of the Centre. The remainder of the walkable catchment consists of low density residential uses.

Hilwa Park is the only park within the immediate area. It is a narrow liner park with an area of 4,250 square metres. The park has been improved under Council's Park Improvement Program.

Summary of recommendation

It is recommended that the planning proposal proceed with conditions as it will revitalise the Villawood Town Centre; provide an economic boost to the Centre; increase residential densities in close proximity to services and transport; and, would also increase housing choice and availability.

PROPOSAL

Part 1 - Objectives or intended outcomes

The objectives of the planning proposal are to:

- facilitate urban renewal of the Villawood Town Centre;
- revitalise and provide an economic boost to the town centre;
- provide for increased heights to achieve greater residential densities;
- provide for greater residential densities in close proximity to services and transport;
- increase housing choice and mix; and,
- provide minimum sites areas to ensure lots are consolidated to achieve the maximum built form and density in an orderly manner.

Department comment

These objectives are considered to be clear and adequate.

The proposal seeks to facilitate up to 1,295 dwellings, i.e. 895 dwellings within the B2 zoned land and 400 dwellings within the R4 zoned land. For further clarity, it is recommended that dwellings proposed to be facilitated by the proposal be included in Part 1 of the planning proposal, together with advice about the number of employment positions it is anticipated will be generated by the proposal.

Part 2 - Explanation of provisions

In this part, a clear statement of how the objectives are to be achieved is not provided. In lieu, the proposal, in part, makes reference to a series of existing and proposed diagrams. These diagrams are poorly presented and not suitable for exhibition purposes in their current form.

By reference to these map (extract at **Attachment E**), and to other parts of the proposal, it is understood that the proposal seeks to amend the Fairfield LEP 2013, as follows:

- amend the Land Zoning map – Sheet LZN_020, to rezone 20 Kamira Avenue from R4 High Density Residential to RE1 Public Recreation, as well as, amending the relevant development standards;
- amend the Land Zoning Map – Sheet 020, to rezone part of 896 Woodville Road from B2 Local Centre to RE1 Public Recreation as well as amending the relevant development standards;
- amend the relevant Height of Building map – Sheet HOB_20 and HOB_021, to increase the height of buildings in accordance with the proposed maps in the planning proposal i.e. by increase the maximum heights of certain sites up to up to 12 storeys (39 metres);
- amend the relevant Floor Space Ratio map – Sheet FSR_20 and FSR_021 to increase the floor space ratio of the Land and Housing Corporation site to a FSR from 2:1 to 2.5:1;
- amend the Minimum Site Area map – Sheet CL2_20 and CL2_21, to introduce minimum site area lot size for particular sites within the Villawood Town Centre (at present there are no minimum site area lot size sites within Villawood Town Centre).

Department comment

The explanation of provisions in the planning proposal is not considered adequate. To address, it is recommended, prior to exhibition, Council makes the following amendments:

- provide a plain English explanation of each proposed amendment with reference to the existing and proposed maps in that part;
- enlarge these supporting maps and provide a key (where applicable) so that these maps are legible and can be readily understood; and,
- under this section, include sufficient numerical advice to indicate, where applicable, the existing and proposed standards and controls.

Mapping

The current and proposed maps are provided in Part 2 of the planning proposal and in **Attachment E**. The planning proposal will amend the following maps:

- Land Zoning Maps;
- Height of Buildings Maps;
- Floor Space Ratio Maps; and,
- Minimum Site Area Maps.

A location map is provided to show the boundaries of the site. The proposal also includes an Overland Flood Risk Map.

Department comment

In addition to the above departmental comments, it is noted that Council has not included a proposed amended land reservation acquisition map in the planning proposal.

The land reservation acquisition map is required as the planning proposal proposes to rezone certain parcels of land from R4 High Density Residential and B2 Local Centre to RE1 Public Recreation, with Council as the acquisition authority. Council has agreed to be the acquisition authority (**Attachment F**).

It is recommended that as a condition of the Gateway determination Council is to amend the proposal by including a draft land reservation acquisition map showing proposed acquisition.

Subject to recommended amendments, the other supporting diagrams/maps included in the planning proposal are considered to be suitable for community consultation purposes.

NEED FOR THE PLANNING PROPOSAL

The planning proposal is the result of the Villawood Town Centre Urban Design Study (VUDS). The VUDS was prepared to provide greater density and housing choice in close proximity to Villawood Train Station and to stimulate economic development within the town centre, which has been in decline since early/mid 2000s. In March 2018, Council adopted the VUDS. The VUDS is discussed further in this report under the Strategic Assessment section.

Department comment

It is noted that the planning proposal is the best and most appropriate means of achieving the Council's intended outcome.

STRATEGIC ASSESSMENT

Regional / District

Greater Sydney Region Plan – A Metropolis of Three Cities (March 2018)

The proposal is consistent with:

- *Objective 10: Greater housing supply*: as it will supply a range of housing types in the right location to support Sydney's growing population.
- *Objective 11 – Housing is more diverse and affordable*: as the proposal will provide a greater dwelling mix than is currently available at the Centre.
- *Objective 14 – A Metropol of three cities – Integrated land use and transport creates walkable and 30-minute cities*: the proposal will provide an opportunity for business investment in new mixed-use buildings in relatively close proximity to key centres such as Liverpool, Bankstown and Sydney Central City and Parramatta.

Western City District Plan (March 2018)

The proposal is consistent with:

- the *Liveability Planning Priority - W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport*: the proposal will provide housing supply and a range of housing types to support Sydney's growing population.
- the *Liveability Planning Priority – W6 Creating and renewing great places and local centres, and respecting the District heritage*: Council has advised that the Villawood Centre is currently a lacklustre centre with limited economic activity. The proposal is expected to stimulate economic activity within the centre and provide greater housing density, triggering revitalisation of the centre.

Local

Fairfield City Council Operational Plan 2016/17

The Fairfield City Council Operational Plan 2016/17 identified the need for the development of a Villawood Town Centre Development Control Plan to appropriately manage future development within this locality.

Council has advised that it conducted an Urban Design Study (UDS - copy in Supporting Documents) for the Centre to set a framework for the town centre, prior to preparation of a development control plan.

The UDS is based on the following urban design principles:

- accessibility/connectivity;
- built form and land uses;
- centre vitality and economy;
- civic and open space; and,
- housing.

The UDS identified:

- opportunities for redevelopment by increasing height of buildings, floor space ratios and minimum site areas;
- need of open space adjoining residential development; and,
- opportunities for better pedestrian connections, footpath widening, and streetscape enhancement and street trees.

The recommendations are illustrated in the diagram overleaf.

The UDS recommended changes in development standards for the centre, which Council intends to implement through this planning proposal.

As the planning proposal proposes to implement the recommendations of the UDS, it is considered that the proposal is consistent with the provisions of the Fairfield City Council Operational Plan 2016/17.

Fairfield City Residential Development Strategy 2009

The Fairfield City Residential Development Strategy (RDS) identifies, areas east of the Cumberland Highway, to hold potential for further increases in residential density. The RDS also encourages an increase in housing density around corridors and centres.

The Villawood Town Centre is located east of Cumberland Highway. The planning proposal is consistent with the following objectives of the RDS:

- accommodate approximately 24,000 additional dwellings by 2031 within the existing urban areas (accommodate 60% of the total dwelling target being 14,400 dwellings within the eastern half of the city);
- address the high levels of disadvantage by building on its economy; and,
- provide a greater dwelling mix and a more affordable housing option.

development of the centre; any inconsistency with the direction is considered to be of a minor nature and approval of the Secretary is sought in this regard.

3.1 Residential Zones

This direction applies when a planning proposal affects an existing or proposed residential use or any other zone in which significant residential development is permitted or proposed to be permitted and approval of the Secretary of the Department of Planning is required if the reduction in density is involved.

This direction applies as the proposal seeks to rezone a small portion of land from R4 High Density Residential to RE1 Public Recreation.

Department Comment

It is considered that the inconsistency is justified as the proposal seeks to increase the density of an existing residential zoned site adjacent to the town centre owned by NSW Land and Housing Corporation (LAHC). The provision of open space will support the proposal. The approval of the Secretary is recommended in this report, to satisfy the Direction.

Direction 3.4 Integrating Land Use and Transport

The direction applies to the planning proposal.

Under this direction, a planning proposal must include provisions that give effect to and are consistent with the aims, objectives and principle of:

- (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001) and
- (b) The right Place for Business and Services – Planning Policy (DUAP 2001).

Central to these two documents is the objective of improving access to housing, jobs and services by walking, cycling and public transport, and the reducing travel demand including the number of trips generated by development and the distance travelled, especially by car.

Department Comment

The planning proposal is considered to be consistent with the objectives of this direction given the site is within walking distance of Villawood train station and is well served by bus transport services.

Direction 3.5 Development Near Licensed Aerodromes

This Direction aims to ensure effective and safe operation of aerodromes. The direction also aims to ensure operations are not compromised by development, as well as, ensuring that residential development between 20 and 25 ANEF contours incorporates appropriate mitigation measures.

As the Bankstown Airport is in close vicinity of the Villawood Town Centre, Council referred the Urban Design Study to Sydney Metro Airports (Bankstown Airport Limited) for comment. The Sydney Metro Airports provided early advice that the proposed development may constitute a Controlled Activity under the Control of Airspace Regulation 1996 and, as such, any re-use of the site should be referred to both Airservices Australia and the Civil Aviation Safety Authority for review and assessment prior to the matter being referred to the Department of Infrastructure and

Regional Development, which will make a final determination on the proposed development(s).

Council has advised that further consultation with Sydney Metro Airports would occur during the agency consultation stage of the planning proposal process.

Department comment

It is noted that item 4 of the direction requires:

- (4) In the preparation of a planning proposal that sets controls for the development of land in the vicinity of a licensed aerodrome, the relevant planning authority must:
 - (a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome,
 - (b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth,
 - (c) for land affected by the OLS:
 - (i) prepare appropriate development standards, such as height, and
 - (ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome
 - (d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.

Council has advised that it will consult with Sydney Metro Airports during agency consultation. That authority, in turn, will consult with Airservices Australia and the Civil Aviation Safety Authority.

To satisfy the terms of the direction, it is recommended that a condition be attached to the determination requiring Council to, in addition to consulting with Sydney Metro Airports (Bankstown Airport Limited) in association with Airservices Australia and the Civil Aviation Safety Authority, consult with the Department of Infrastructure and Regional Development.

Direction 4.3 Flood Prone Land

This Direction aims to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and that potential flood impacts are considered. Council has advised that the site is not impacted by mainstream flooding. However, it is affected by the low and medium stormwater flood risk precincts. Stormwater precincts are shown on Council's map at **Attachment I**.

In justification, Council has advised that the flood assessment will occur for development within the town centre in accordance with Council's current controls with the City wide DCP 2013 and the Floodplain Development Manual 2005.

Department comment

It is noted that Council has indicated that the flood assessment will occur for development in accordance with the Floodplain Development Manual 2005. However, given the increase in housing density, it is recommended that Council

formally consult with the Office of Environment and Heritage and the NSW State Emergency Service during the exhibition period.

Direction 6.2 Reserving Land for Public Purposes

This direction requires that a planning proposal shall not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Secretary (or an officer of the Department nominated by the Secretary).

This direction applies as the proposal seeks to rezone certain sites from R4 High Density Residential and B2 Local Centre to RE1 Public Recreation. The sites that are proposed to be rezoned to RE1 Public Recreation are in private ownership. Council has agreed to be the acquisition authority for these sites (**Attachment F**).

Department comment

Given Council has agreed to be the acquisition authority, it is considered that the planning proposal satisfies the requirement of the Direction that the relevant authority has provided approval.

The Secretary has not given approval for the reservations. Given the circumstances, any inconsistency in this regard is considered to be of a minor nature. The approval of the delegate of the Secretary is recommended to satisfy the Direction on the basis of minor significance.

6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessary restrictive site-specific planning controls.

This Direction applies as the planning proposal proposes to provide minimum site areas to certain B2 Local Centre zoned lots in the Centre.

In part, the direction requires that a planning proposal that amends another environmental planning instrument in order to allow a particular development to be carried out shall either:

- (a) allow that land use to be carried out in the zone the land is situated on, or
- (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or requirements in addition to those already contained in that zone, or requirements in addition to those already contained in that zone, or
- (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended.

Department comment

The planning proposal falls within (c) above. The proposed addition of minimum site areas to certain lots under this planning proposal is not imposing additional development standards that do not apply to other similar areas within the local government area under Fairfield LEP 2013. It is therefore considered that the proposal is not inconsistent with the Direction.

State Environmental Planning Policies

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

The Villawood Town Centre Urban Design Study provides details about the urban framework and development strategy.

It is noted, however, that the SEPP would be relevant to specific development that would become permitted with consent under the planning proposal. Future developments would need to comply with the provisions of the SEPP.

State Environmental Planning Policy No. 55 – Remediation of Land

Council has advised that the site is not contaminated.

Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment

Council has advised the planning proposal is consistent with the provisions of the SEPP.

SITE-SPECIFIC ASSESSMENT

Social and Economic

The planning proposal will have positive social and economic impacts as it proposes to revitalise the centre through redevelopment and subsequently economic viability of the retail and commercial component of the town centre. Further, the proposal will provide a net increase and choice of housing, along with recreational and community service opportunities.

Environmental

Council has advised that the site does not contain any critical habitat or threatened fauna.

The flooding issues relating to the site have already been discussed under the relevant section 9.1 Ministerial Direction.

Infrastructure

Council has advised that it engaged a consultant to undertake a traffic assessment to determine the impacts of the increased densities on the traffic network.

Given the likely increase in traffic, it is recommended that Council be requested to fully address this issue and provide supporting information for exhibition/consultation purposes, including advice over nearby proposals to increase residential density. Recommended accordingly.

The site is currently serviced by the other necessary infrastructure and utilities, however, consultation is recommended with service providers in view of the proposed housing and economic uplift in the centre and adjoining land.

CONSULTATION

Community

No community consultation period has been proposed by Council. However, given the nature of the planning proposal, it is recommended that it should be placed on public exhibition for a minimum of 28 days.

Agencies

Council proposes to consult Roads and Maritime Services (RMS), NSW Land and Housing Corporation, Rail Corporation NSW, Transport for NSW, Canterbury-Bankstown Council.

Proposed consultation with these authorities by Council is supported. However, as previously discussed, consultation with the service providers; State Emergency Service; and, the Office of Environment and Heritage, is recommended.

TIME FRAME

Council proposes a timeframe of 12-months to finalise this planning proposal. Given the nature of the planning proposal, a 12-months timeframe is considered appropriate.

LOCAL PLAN-MAKING AUTHORITY

Council has requested authorisation to exercise the plan making function under delegation in relation to this planning proposal.

It is noted that two sites within the planning proposal are owned by Council. These sites are currently being used for public park and car park purposes. No development standards apply to these sites. Council has advised that the planning proposal does not propose to alter that arrangement and no development standards are proposed for these sites (**Attachment J**).

Further, Council also manages two LAHC owned parcels which are being used as community facilities.

As the proposal does not intend to uplift these sites, it is recommended that authorisation be issued for Council to exercise the S. 3.36 delegation in this instance.

CONCLUSION

It is recommended that the planning proposal proceed with conditions given that it will revitalise an underperforming centre by providing an economic boost and creating an opportunity for additional dwellings within town centre.

RECOMMENDATION

It is recommended that the delegate of the Secretary:

- agree any inconsistency with Section 9.1 Direction: 1.1 Business and Industrial Zones, 3.1 Residential Zones and 6.2 Reserving Land for Public Purposes is of minor significance.

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, Council is to amend the planning proposal in the following manner:
 - (a) amend Part 1 – Objective or intended outcomes, by including dwelling numbers that would be achieved under the proposal and provide advice over anticipated employment generation;
 - (b) amend Part 2 - Explanation of provisions, by:
 - providing a plain English explanation of each proposed amendment with reference to the existing and proposed maps in that part;
 - enlarge these supporting maps and provide a key (where applicable) so that these maps are legible and can be readily understood;
 - include sufficient numerical advice to indicate, where applicable, the existing and proposed standards and controls; and,
 - include a relevant draft land reservation map indicating the sites which are proposed to be rezoned to RE1 Public Recreation;
 - c. under Section C - Environmental, social and economic, fully address traffic impacts of the proposed amendment as informed by a traffic study and provide appropriate supporting information for exhibition and consultation purposes.
2. Consultation is required with the following public authorities and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Roads and Maritime Services;
 - NSW Land and Housing Corporation;
 - Rail Corporation NSW;
 - Transport for NSW;
 - State Emergency Service
 - Office of Environment and Heritage;
 - Sydney Metro Airports (Bankstown Airport Limited);
 - Department of Infrastructure and Regional Development;
 - Sydney Water;
 - Canterbury-Bankstown Council; and
 - Relevant service providers.
3. The timeframe for completing the LEP is to be 12 months from the date of the Gateway determination.
4. Given the nature of the planning proposal, Council should be the local plan-making authority.

Further, it is recommended that authorisation be issued for Council to exercise the section 3.36 delegation in this instance.



6/7/18

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13/07/2018

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