

**REPORT BY CHAIRMAN
OUTCOMES COMMITTEE**

Meeting Date 11 September 2018

Item Number. 116

SUBJECT: Post Exhibition - Planning Proposal and Site Specific Development Control Plan
Premises: 17-23 Longfield Street Cabramatta
Applicant/Owner: FTD Holdings (Director - Frank D'Agostino; Secretary - Teresa D'Agostino)
Zoning: B5 Business Development

FILE NUMBER: 15/10738

PREVIOUS ITEMS: 42 - Planning Proposal - Rezoning of 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential - Outcomes Committee - 10 May 2016
55 - Planning Proposal - Rezoning of 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential - Outcomes Supplementary Reports - 24 May 2016
151 - Site Specific Development Control Plan for 17-23 Longfield Street Cabramatta - Outcomes Committee - 28 Nov 2017

REPORT BY: Chris Shinn, Coordinator Strategic Planning

RECOMMENDATION:




That:

1. Council adopt the Planning Proposal as amended post exhibition (Attachment A of the report) to amend Fairfield Local Environmental Plan 2013 at 17-23 Longfield Street Cabramatta (Lot 34 & Lot 35 DP 456221) from B5 Business Development to R4 High Density Residential, associated development standards and introduction of additional permitted uses of recreation facility (indoor) (gymnasium) and a maximum 160 square metres of takeaway food and drink premises and / or neighbourhood shop.
2. Pursuant to Section 3.36 (previously Section 59) of the Environmental Planning and Assessment (EP&A) Act 1979, Council proceeds to finalise the Planning Proposal under delegated authority in accordance with the Guide to Preparing Local Environment Plans (Department of Planning & Infrastructure 2013).
3. Council adopt the draft Site Specific Development Control Plan as amended post exhibition (Attachment C of the report) to amend the Fairfield City Wide DCP 2013 to introduce development objectives and controls to guide the future development of land at 17-23 Longfield Street Cabramatta (Lot 34 & Lot 35 DP 456221) for the purposes of a residential apartments, child care centre, seniors living, medical uses, gym and maximum 160 square metres of takeaway food and drink premises.

4. In accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000, Council gives public notice in a local newspaper within 28 days of its decision to adopt the site specific DCP amendment. The DCP amendment will come into effect when the associated planning proposal LEP is gazetted.

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

SUPPORTING DOCUMENTS:

AT-A 	Planning Proposal - DISTRIBUTED UNDER SEPARATE COVER	191 Pages
AT-B 	Gateway Determination	4 Pages
AT-C 	Site Specific DCP	7 Pages

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

In May 2016, Council resolved to support a planning proposal application for Gateway Determination which sought to amend the Fairfield Local Environmental Plan 2013 for 17-23 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential. The Planning Proposal (Attachment A) also sought to introduce a maximum height of building of 20 metres (6 storeys), a maximum floor space ratio of 2:1, additional permitted use of an indoor recreation facility (gym) and a maximum 160 square metres of take away food and drink premises and / or neighbourhood shop.

On 15 July 2016, a Gateway Determination endorsing public exhibition of the planning proposal (Attachment B) was issued by the NSW DPE.

In November 2017, Council also considered a report on a draft Site Specific Development Control Plan (DCP) (Attachment C) for the site to support the additional uses proposed under the Planning Proposal and subsequently resolved to concurrently exhibit both the planning proposal and draft Site Specific DCP.

Both the Planning Proposal and the draft Site Specific DCP were publicly exhibited from 21 February 2018 to 23 March 2018 for the required minimum 28 days.

This report outlines the consultation strategy process and the results of the public exhibition of the Planning Proposal and associated draft Site Specific DCP.

REPORT

Subject Site

The subject site consists of 2 lots (Lots 34 and 35 DP 456221) and has a total area of approximately 39,801 square metres. The site is zoned B5 Business Development and has access to 2 street frontages, Chadderton Street and Longfield Street. The site is bounded by:

- A large townhouse development to the west;
- A mix of low density dwellings, place of public worship and light industrial activities within the B5 Business Development zoned land to the north;
- A mix of uses including bulky goods uses, restaurants and motel in the B5 Business Development zone to the east;
- Single dwellings in the R2 Low Density Residential and a mix of uses within the B5 Business Development zoned land to the south.



Figure 1 – Location map

Summary of Planning Proposal

The Planning Proposal seeks to redevelop an existing B5 Business Development zoned site to R4 High Density Residential.

The Proposal seeks to rezone the subject site from B5 Business Development to R4 High Density Residential with a maximum floor space ratio of 2:1 and a maximum height of building of 20 metres (6 storeys). The tallest buildings will be setback so that the greatest height is located towards the centre of the site away from existing residential properties to the west.

The Planning Proposal seeks to facilitate urban renewal of the site and to provide for additional residential dwellings to assist in achieving the dwelling targets identified by the NSW Department of Planning and Environment. The Proposal seeks to develop:

- residential apartments,
- seniors living,
- residential aged care facility,
- child care centre,
- medical centre,
- gymnasium, and
- a neighbourhood shop and / or takeaway food and drink premises to a maximum of maximum of 160 square metres.

The Proposal also seeks to dedicate a new road to Council as well as a 690 square metre pocket park on the corner of Chadderton Street and the new road, improved pedestrian and cyclist connections through the site and surrounding area and improved traffic and parking conditions compared to existing approved and potential future uses at the site. A voluntary planning agreement or other process will need to be finalised at the development application concerning any land and material public benefits associated with the Proposal.

It should be noted that following consultation with the relevant public authorities, including the NSW SES, it has been established that a high care residential aged care facility will not be able to be developed on site as there are flooding implications that would restrict this critical land use. Accordingly, the Planning Proposal and associated site specific DCP has been amended, with the agreement of the proponent, to reflect this position. The Applicant has requested that this matter will be further discussed with the NSW SES and Council officers at a later stage. This will not impact the planning proposal proceeding to finalisation as amended post exhibition as the land use will remain permitted under the zoning.

Summary of Site Specific DCP

Council previously resolved that if support for the planning proposal was obtained from the NSW Department of Planning & Environment (NSW DP&E) at Gateway Determination stage, a draft site specific Development Control Plan (SSDCP) would be prepared for the subject site.

Consequently, post Gateway a draft SSDCP was prepared and exhibited concurrently with the Planning Proposal. Council also resolved that further information be sought from the proponent during the exhibition period concerning the overland flooding issues as well as the location of the open space for the child care centre. This is further discussed in the report.

The SSDCP provides the guidance on how the site will be developed, in addition to the other development controls in the Fairfield City Wide Development Control Plan 2013.

The SSDCP provides site specific provision for the following matters:

- Lot consolidation
- Land use location on site and activation
- Open space
- Access, parking and connectivity
- Built form
- Waste management.

CONSULTATION

Under the Gateway Determination public exhibition was required for a minimum statutory period of 28 days. Additionally, under Clause 18(2) of the *Environmental Planning and Assessment Regulations 2000*, a draft development control plan is also required to be publicly exhibited for a minimum of 28 days. The Planning Proposal and SSDCP were publicly exhibited concurrently to ensure that the community had both documents available for consideration.

Public consultation included:

- Notification in writing to immediately adjoining and surrounding landowners within a radius of approximately 200 metres from each boundary of the subject site;
- Notification to the Lansvale neighbourhood centre on the Hume Highway;
- Notification of the Cabramatta Business Association;
- Copies of the documents were made available at Council's Administration Centre;
- Publication of a notice in the local newspaper; and
- Publication of all relevant information on Council's website.

In accordance with Condition No.4 of the Gateway Determination, the following public authorities were also notified in writing in regarding the Proposal.

- NSW State Emergency Service (SES)
- Roads and Maritime Service
- Endeavour Energy
- Office of Environment and Heritage (Flood Division)
- Sydney Water
- Telstra; and
- NSW Police.

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Public Consultation

Council officers notified residents within an approximate 200 metre radius of each boundary of the site. The exhibition of the proposal was also advertised in the local newspaper and all information was available for the entire exhibition period on Council's website and at the Council Administration Building at Wakeley.

Council received 2 submissions from the general public in relation to the public exhibition process. The table below outlines the key issues raised by the submission authors and the relevant Council officer response:

Issue	Response
- Increased traffic	<p>The submission raises concerns regarding traffic and traffic management associated with the proposal, particularly in relation to Longfield Street. Longfield Street provides direct access to Cabramatta Town Centre from the Hume Highway and already provides through access for vehicles travelling north along the Hume Highway. The proposal does not intend to change the intersection arrangements at the Hume Highway and Longfield Street; this is intended to remain as a left in left out intersection.</p> <p>As a result, the main access point for the development will be on Chadderton Street which currently has a signalised intersection with the Hume Highway. There will also be a number of basement access points for the site to distribute the vehicle movements through the traffic network, further diluting the traffic impact.</p> <p>The applicant's traffic study indicates that there will be negligible impact on the existing traffic network by the proposal. Council's Traffic Engineers have not raised any issues with the proposed densities and had previously identified that the impact on the traffic network would be negligible.</p>
- Noise / ambiance	<p>The current development site provides for a warehouse and logistics centre. As the site directly adjoins residential properties, there have been a number of noise complaints due to the incompatibility of the land uses.</p> <p>The proposed activities on site will be expected to have less impact on adjoining properties than the current industrial uses. The neighbourhood shop/takeaway food and drink premises will be located centrally to the site away from existing residential areas. However, this will be a matter for more detailed assessment as part of a future development application.</p>

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<p>- Car parking</p>	<p>The proposal seeks to develop a number of uses on site, including residential apartments, medical, seniors living, childcare, gym and neighbourhood shop/takeaway food and drink premises. The proposal and the site specific DCP reference Council's existing parking rates and controls. It is expected that the site will provide for all the car parking needs for the proposed uses on site, in accordance with the existing parking controls.</p>
<p>- Questions the traffic study that existing industrial land use has potential to generate notable demand for on street parking</p>	<p>The site is currently zoned B5 Business Development, which permits a wide range of facilities, with Council consent through a development application. These uses include:</p> <p>Bulky goods premises; Centre-based child care facilities; Funeral homes; Garden centres; Hardware and building supplies; Kiosks; Landscaping material supplies; Light industries; Plant nurseries; Respite day care centres; Roads; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres.</p> <p>Some or all of these land uses have the potential to be developed on the site under the current zoning. According to the RMS publication <i>A Guide to Traffic Generating Development</i>, most of these uses have a far more intensive traffic and car parking impact than residential dwellings. The site currently also has the potential to be subdivided into smaller industrial complexes and with a much greater number of vehicle trips generated increasing the traffic impact on the existing roads of Chadderton Street, Longfield Street and the Hume Highway.</p> <p>Accordingly, the traffic study has indicated that the site has the potential, if redeveloped under the current zoning to have a far more significant impact on the adjoining traffic network and car parking requirements than the proposed residential development.</p> <p>As a result, and noted further in the RMS comments, the proposed development will not have a significant impact on the road network.</p>
<p>- Access to public transport</p>	<p>The site is located approximately 900 metres from the eastern side of Cabramatta Town Centre and 1300 metres from the Cabramatta Railway Station.</p>

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	<p>The 904 bus runs directly along Chadderton Street and provides resident access to both Fairfield Town Centre and Liverpool Town Centre. The frequency of this route is every 30 min.</p> <p>The S1 bus route can be accessed by residents at the corner of Vale Street and Longfield Street which is approximately 300 metres away from the site. The frequency of this bus route is every hour.</p>
<p>- Questions the need for commercial activity on site</p>	<p>The current zoning already permits a number of the proposed land uses, including childcare centre, indoor recreation facility (gym) and take away food and drink premises. The floor area of these uses is currently unrestricted in the existing zone. The proposal seeks to limit the neighbourhood shop and takeaway food and drink premises to a maximum 160 square metres, which would be generally to service the proposed population of the site. As a result, the proposal will limit the amount of commercial activities able to be developed on site, compared to the current situation.</p>

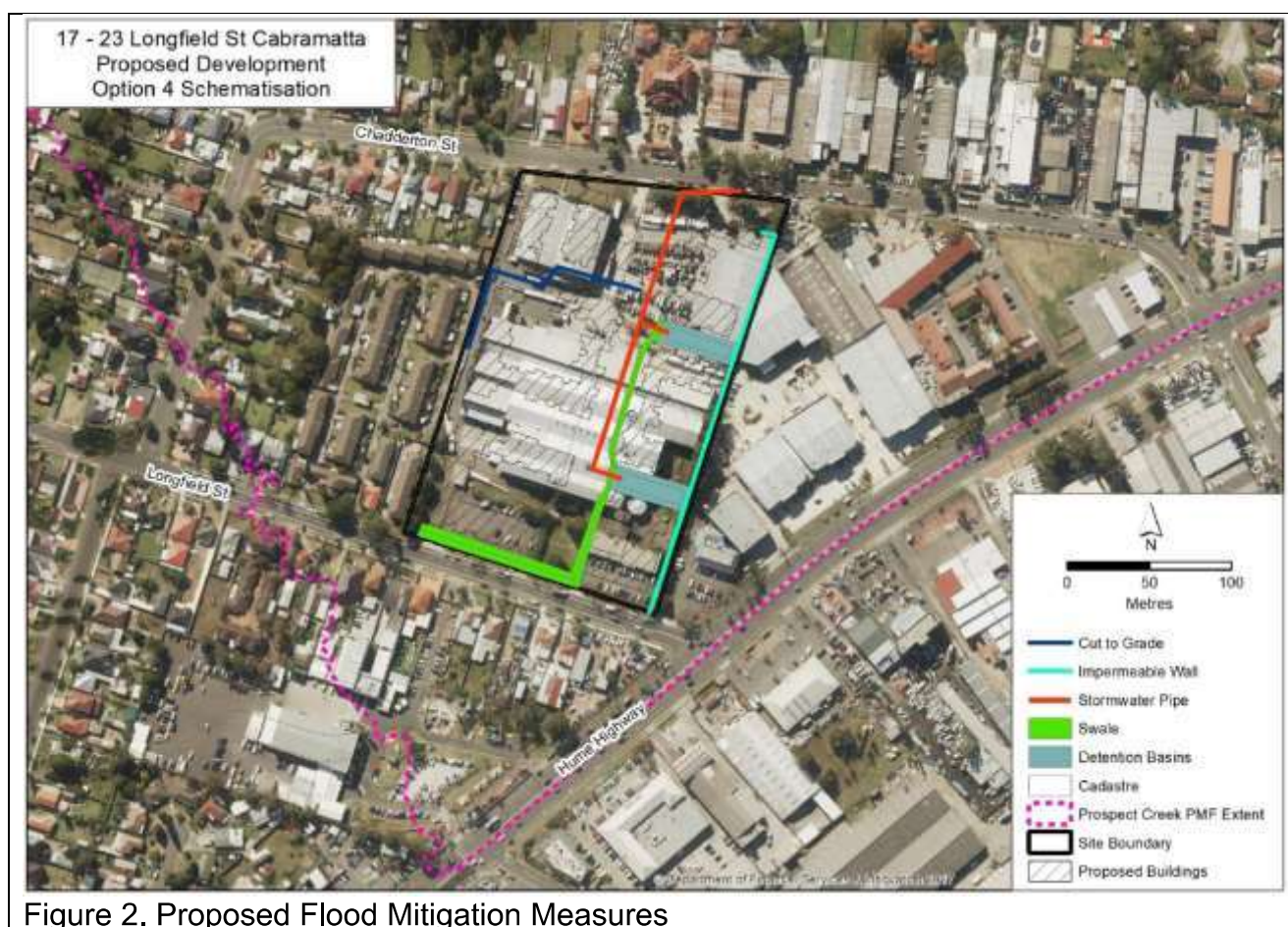
Public Authority Consultation

NSW State Emergency Service (SES) – The NSW SES raised concern over a number of the uses proposed on site given the sites overland flood affectation. These included the child care centre, seniors housing and residential aged care facility. The NSW SES believes that the 3 uses mentioned above are not suitable for site given the flood affectation and potential evacuation issues, and do not support shelter in place.

Council officer comment: The child care centre and seniors housing are identified as sensitive land uses within Chapter 11 Flood Risk Management of the Fairfield City Wide DCP 2013, meaning they are generally not suitable where areas are affected by medium and high flood risk. Residential aged care facilities are identified as critical land use within Chapter 11 Flood Risk Management of the Fairfield City Wide DCP 2013, meaning they are not suitable where areas are affected by low, medium and high risk flooding.

The concerns by NSW SES have been noted, and Council officers advised the Applicant that the Planning Proposal and SSDCP would need to be amended to remove the critical land use of the residential aged care facility from their concepts at this stage. Further discussion with Council officers and the NSW SES will be required if the Applicant wishes to pursue a residential aged care facility in the future. This would also trigger a revised site specific Development Control Plan.

However, in response to the SES submission it is noted that the proposed mitigation measures shown in Figure 2 reduce the medium flood risk affectation of the site, shown in Figure 3. This may mean that the child care centre and seniors living may be able to be safely accommodated on site, with evacuation possible and the need for shelter in place not required.



As can be seen in Figure 3 below, the proposed flood mitigation measures shown in Figure 2 reduce the impact of the Medium Flood Risk on site, with most of the medium flood risk being contained to the flood mitigation measures provided on the site such as swales and detention basins. The flood mitigation measures also reduce medium risk flooding on the road ways which would allow for evacuation from the site and reduce risk of sheltering in place which is not supported.

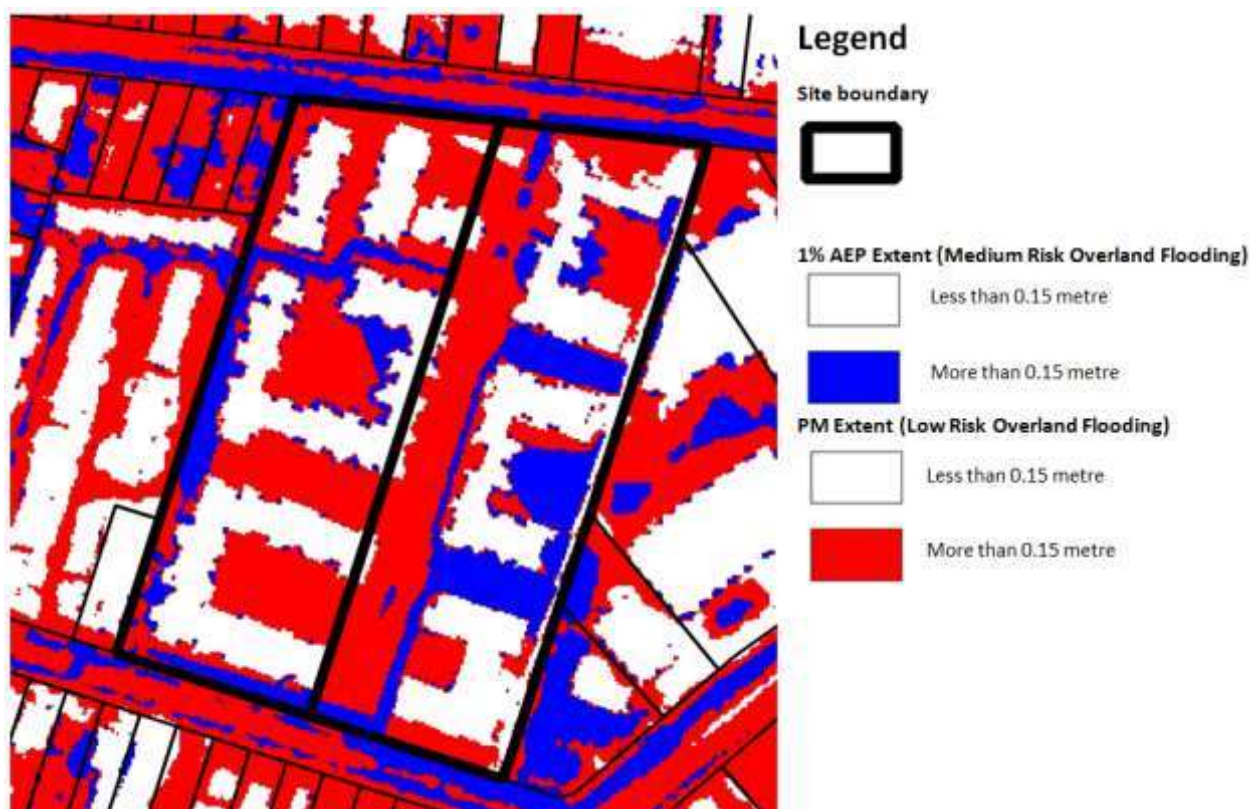


Figure 3. Overland Flooding Affection after mitigation measures are implemented

Accordingly, Council's Catchment Management Branch has indicated that the Proposal would need to be subject to further detailed flood planning at the development application stage to resolve detailed flood management considerations.

It is important to note that the impact of overland flooding over this site is much less significant than other areas within the Fairfield Local Government Area which may be impacted by both medium and high risk overland and main stream flooding and seek a shelter in place solution as opposed to evacuation.

NSW Roads and Maritime Service (RMS) – Increase in demand from the development does not warrant the works proposed by the applicant to the Chadderton Street and Hume Highway intersection. The RMS however, recommended that Council undertake a further traffic study to determine the impact of future residential densities that may be triggered as a result of this Proposal.

Council officer comment: Council officers have noted the RMS comments and sought further clarification from the Applicant. This can be seen below:

It is noted that the poor level of service at the intersection of Hume Highway and Chadderton Street for the afternoon peak period presented within our original Traffic Report represents an existing condition of the Hume Highway. As such, the upgrades proposed at this intersection were proposed as a means to improve its existing performance (being the resultant of peak hour traffic currently generated by existing surrounding land uses in its immediate vicinity), whilst also being capable of satisfactorily accommodating the additional traffic associated by the subject proposal.

In any case, in light of the RMS recommendation to not support the proposed upgrades at the intersection of Hume Highway and Chadderton Street, it is noted that the additional traffic projected to be generated by the proposed development is not expected to alter the overall existing level of service at this intersection despite some increases in the average delay and degree of saturation at this intersection.

It is also noted that the RMS have identified that other areas within this precinct may be suitable for future increases in residential density and as a result, should be covered by a traffic study which would include the cumulative impacts of all proposed developments. This is noted and a traffic study would be prepared at that time should increased residential densities be proposed.

Endeavour Energy – Endeavour Energy submitted a very detailed submission outlining conditions for the redevelopment, generally related to a future development application for the site. Endeavour Energy advised that they have no objection to the planning proposal subject to the recommendations and comments provided by Endeavour Energy. A summary of the key matters outlined by Endeavour Energy are listed below:

- **Network capacity / connection**

Given the large size of the proposed development, the existing local network will not be able to service the proposed development. An extension and/or augmentation of the existing network will be required, but the extent of the works required cannot be determined until a detailed assessment is completed during the development application process.

- **Flooding**

New distribution substations should not be subject to flood inundation.

- **Safety Clearances**

If the existing overhead power lines to the road verges / roadways are not undergrounded, any future proposed buildings, structures, etc. must comply with the minimum safe distances / clearances for voltages as specified by Endeavour Energy and the relevant Australian Standards.

- **Vegetation Management**

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure.

Endeavour Energy also provided a large number of information sheets which will guide future redevelopment of the site. The info sheets were mostly relevant to the future development of the site through the development application process and included matters relating to easements, overhead power line clearances, electric and magnetic fields, retaining walls and fencing around pad mount substations, work near underground assets, and other technical aspects.

Council officer comment: The comments by Endeavour Energy are noted.

NSW Police – NSW Police do not have objections in relation to the proposal of rezoning 17-23 Longfield Street, Cabramatta.

Police are seeking to be notified of the final determination relating to this Proposal. Police are further seeking to be provided with detailed plans of development proposal at development application stage. Police will then provide detailed assessment and recommendations which are to be implemented at this site.

Council officer comment: The comments by NSW Police are noted.

Office of Environment and Heritage (Flood Division) – No submission was received.

Sydney Water – No submission was received.

Telstra – No submission was received.

CONCLUSION

The formal public exhibition of the Planning Proposal and draft Site Specific DCP for 17-23 Longfield Street, Cabramatta has now concluded. Council has complied with the relevant conditions of the Gateway Determination issued by the Department of Planning and Environment in July 2016 and has undertaken the statutory public consultation requirements as set out in the relevant NSW planning legislation.

Endeavour Energy, NSW Roads and Maritime Services, NSW State Emergency Service and NSW Police are the 4 public authorities who provided comments to Council in relation to the proposal. NSW RMS and NSW SES comments have been noted and addressed in this report. NSW Police and Endeavour Energy comments were generally associated with the design and future development that would be more suitably addressed during the development assessment stage. Two resident / land owner submissions were received and addressed.

It is therefore recommended that Council proceeds to adopt the Planning Proposal and the draft Site Specific DCP to allow future redevelopment of 17-23 Longfield Street, Cabramatta.

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It is recommended that Council proceeds to finalise the Planning Proposal under delegated authority in accordance with the Guide to Preparing Local Environment Plans (Department of Planning & Infrastructure 2013).

It is also recommend that in accordance with Clause 21 of the Environmental Planning and Assessment Regulation 2000, Council gives public notice in a local newspaper within 28 days of its decision to adopt the site specific DCP amendment. The DCP amendment will come into effect when the associated planning proposal LEP is gazetted.

Chris Shinn
Coordinator Strategic Planning

Authorisation:

Manager Strategic Land Use & Catchment Planning
Group Manager City Strategic Planning

Outcomes Committee - 11 September 2018

File Name: **OUT11092018_2.DOCX**

***** END OF ITEM 116 *****

Placeholder for Attachment A

Item 116 Outcomes Committee

Post Exhibition - Planning Proposal and Site Specific Development Control Plan
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191 Page(s)



**Planning &
Environment**

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Our ref: PP_2016_FAIRF_006_00 (16/09056)
Your ref: 15/10738

Mr Alan Young
City Manager
Fairfield City Council
PO Box 21
Fairfield NSW 1860

Attention: Chris Shinn

Dear Mr Young

**Planning proposal to amend Fairfield LEP 2013 – 17-21 Longfield Street,
Cabramatta**

I am writing in response to your Council's letter dated 7 June 2016 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), concerning rezoning of land at 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed, as delegate of the Secretary, the planning proposal's inconsistency with Sections 117 Direction 1.1 Business and Industrial Zones and 6.3 Site Specific Provisions are justified. No further approval is required in relation to these Directions.

I note that the site is identified as flood prone land by Council. Given the proposed increase in residential capacity on this land, Council is requested to consult with NSW State Emergency Service prior to putting the plan on exhibition and amend the planning proposal if required.

Council is requested to include a relevant Key Sites map in the planning proposal.

Plan making powers were delegated to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's

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request to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 54(2)(d) of the EP&A Act if the time frame outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Amar Saini of the Sydney Region West on 02 9860 1531.

Yours sincerely,

15/07/16

Catherine Van Laeren
Director, Sydney Region West
Planning Services

End:
Gateway determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template



**Planning &
Environment**

Gateway Determination

Planning proposal (Department Ref: PP_2016_FAIRF_006_00): an amendment to Fairfield Local Environmental Plan 2013 concerning rezoning of land at 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential and associated height and FSR changes.

I, the Director, Sydney Region West, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act), that an amendment to the Fairfield Local Environmental Plan 2013 to rezone land at 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential, should proceed subject to the following conditions:

1. In order to fully address the objectives of s.117 Directions 4.3 Flood Prone Land, prior to exhibition of the planning proposal, Council is to:
 - a) consult with the State Emergency Service in terms of the increased residential capacity on flood prone land; and
 - b) Council is to take into account comments received and amend the planning proposal if necessary.
2. In order to fully address the objectives of the SEPP 55 – Remediation of Land, prior to exhibition Council is to prepare a detailed Stage 2 contamination assessment report and amend the planning proposal if necessary.
3. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be publicly exhibited for 28 days, and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with the planning proposal as identified in section 5.5.2 of *A Guide to preparing local environmental plans* (Department of Planning and Environment 2013).
4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

Endeavour Energy

Fairfield City Council PP_2016_FAIRF_006_00 (16/06549)

Roads and Maritime Services
Office of Environment and Heritage (Flood Division)
Sydney Water
Telstra
NSW State Emergency Service
NSW Police

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and be given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held in relation to this matter by any person or body under section 52(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
6. The timeframe for completing the local environmental plan is to be 12 months from the week following the date of the Gateway determination.

Dated 15th day July 2016

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Chapter 10 Miscellaneous Development

10.13 Site specific development controls for 17-23 Longfield Street, Cabramatta

1. Introduction

1.1 Land to which this section applies

This section of the DCP applies to land zoned R4 High Density Residential under the Fairfield Local Environmental Plan 2013, being Lot 34 and 35 DP456221 known as 17-23 Longfield Street, Cabramatta as outlined in red in Figure 1 below.

Figure 1 Aerial view of the site



1.2 Vision and purpose

The vision for the site is to create a multi-generational precinct to be known as "The Circle" that provides mixed housing opportunities and supporting services that caters for the needs of children, families, community groups through to the elderly.

The purpose of this Section of the DCP is to guide the future redevelopment of the land. The development objectives, standards and guidelines communicate the vision for the site.

The following matters are addressed by this Site Specific Development Control Plan:

- Lot consolidation

- Land use location across the site
- Open space
- Access, parking and connectivity
- Built form
- Waste management.

1.3 Relationship to sections of the Fairfield City Wide Development Control Plan 2013

This section of the DCP should be read in conjunction with the following provisions of the Fairfield City Wide Development Control Plan 2013:

- Chapter 1 Introduction
- Chapter 2 Development Application Process
- Chapter 3 Environmental Management and Constraints
- Chapter 7 Residential Flat Buildings
- Chapter 10 Miscellaneous Development
- Chapter 11 Flood Risk Management
- Chapter 12 Car Parking, Vehicle and Access Management
- Chapter 13 Child Care Centres
- Chapter 14 Subdivision
- Appendices
 - A Definitions
 - B Notifications Policy
 - C Advice for Designing Advertising Signs
 - D Preservation of Trees and Vegetation
 - E Waste Not policy to Manage Demolition and Construction Waste
 - F Landscape Planning
 - G Heritage and Development.

All other provisions of Fairfield City Wide Development Control Plan 2013 are not relevant and should not be applied to development at the site.

2. Site specific development controls

2.1 Lot consolidation

Objective

- a. To ensure that the site is redeveloped as a single integrated development to achieve the vision for the site.

Control

- a. Prior to, or included as part of the first development applications, the two parcels of land Lot 34 and 35 DP456221 are to be consolidated.
- b. Consolidating the lots allows for staging of the development on the site.

2.2 Land uses

Objectives

- a. To provide a range of uses across the site including residential apartments, seniors housing community, lifestyle and health uses, and small-scale neighbourhood shop and / or take away food and drink premises.
- b. To facilitate an active and safe street environment and public domain, and creation of a civic plaza.
- c. To ensure the small scale local retail uses do not significantly impact on amenity of adjoining residents and future residents of the development or the economic viability of nearby centres.

Controls

- a. Land uses will be generally located in accordance with Table 1 and Figure 2.
- b. The non-residential uses (except for the child care) are to be located at the southern end of the site to support seniors housing and activate the "civic plaza."

- c. A child care centre of over 40 places may be permitted at the site despite Section 13.1.2.1 Childcare Centres in Residential Zones of this DCP.
- d. The maximum floor area for local retail (take away food and drink premises and neighbourhood shops) is restricted to a total of 160 square metres.

Note: Neighbourhood shop is restricted to 80sqm as per Clause 5.4 (7) of the DCP.

Table 1 Indicative location of uses

Block	Land Use	Plan/description
1	Medical centre and recreation facility indoor (gym)	Within the component of the building facing Longfield Street from the ground floor to level 4. Plan reference (a)
	Neighbourhood shop (s) and takeaway food and drink premises	Ground floor with frontage to the civic plaza. Plan reference (b)
	Building manager office/security	Plan reference (c)
	Independent living units	Plan reference (d)
2	Residential flat building	-
3	Residential flat building	-
4	Residential flat building	-
	Child care centre	Within the component of the building facing Chadderton Street and the new public road. Plan reference (e)
5	Residential flat building	-
6	Residential flat building	-

2.3 Open space

Objectives

- a. To ensure areas of open space are provided for communal use by residents, for child care occupants as well as visitors and the local community.
- b. To provide open space that is functional, safe, usable, accessible and practical.
- c. To provide areas for deep soil and landscaping which will add to the amenity of the site and the public domain.

Controls

- a. Open space (communal, public and private) to be provided generally in accordance with Figure 2.
- b. A public park 690sqm will be provided off Chadderton Street. This public park will be dedicated to Council who will be responsible for future maintenance.
- c. Child care open space is to be adequately fenced on all sides, with a minimum height of 1.8m and be designed so that the fence is integrated with the building design and landscaping at Chadderton Street through materials and colours.
- d. Basement areas will not be provided under the proposed road or the public park to be dedicated to Council.

2.4 Access, parking and connectivity

Objectives

- a. To provide for a new internal public road from Chadderton Street to the second roundabout identified in Figures 2-4.
- b. To provide for emergency vehicle access from Longfield Street.
- c. To allow access into the site from both Chadderton and Longfield Streets.
- d. To facilitate safe pedestrian and cycle access through the site and to the surrounds.
- e. To ensure that streetscape elements and landscaping support the pedestrian, cyclist and vehicular movement system in and adjacent to the development.

Controls

- a. The location and layout of the new public road is to be generally in accordance with Figure 3. The new road including car spaces and footpaths will be dedicated to, and maintained by Council.
- b. Vehicle access to underground parking will be provided from five access points, one at each corner of the site and one from the new public road to Block 1 as generally shown in Figure 3.
- c. Basement level 1 will be at a minimum height of 4.5m to cater for service and waste vehicles.
- d. The public plaza will be designed to facilitate access for emergency vehicles from Longfield Street as shown in Figure 3.
- e. Emergency vehicle access for the residential care facility (Block 6) is to be provided via the driveway along Longfield Street as shown in Figure 3.
- f. The new road and plaza should be clearly distinguished from one another through different pavement or other treatments.
- g. Pedestrian and cycle access to the site is to be generally in accordance with Figure 3 and designed to facilitate permeability/connectivity, through site access from Chadderton Street to Longfield Street.
- h. Pedestrian pathways and access to buildings and communal open space is to be generally in accordance with Figure 3.
- i. Pedestrian crossings, on street parking and loading bays are to be provided along the new road generally in accordance with Figure 3.
- j. Required parking and child care centre drop off is to be provided in the basement.

2.5 Built form**Objectives**

- a. To ensure that buildings are modulated in height, form and layout:
 - o Responds to, and integrates with, the scale and form of the existing streetscapes and surrounding commercial/industrial development to the north-east and east
 - o Minimises overshadowing and overlooking to existing lower density residential development to the west
 - o Promotes passive surveillance to the new open space and the public domain
 - o Provides amenity (visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook) to apartments, seniors housing, child care, open space and the public domain.

Controls

- a. The layout of the buildings, number of storeys and minimum setbacks to boundaries and between buildings are to be provided in generally in accordance with Figure 4.
- b. Six storey buildings are to be located adjacent to the commercial/industrial development to the east and in the middle of the site, transitioning to 4-5 storeys buildings to Chadderton and Longfield Street and to 3-4 storeys buildings along the western boundary to adjoining lower density residential development.

2.6 Waste management and servicing**Objectives**

- a. To ensure that waste storage and management facilities are appropriately located to minimise any adverse impacts on the streetscape, building entries and amenity.
- b. To ensure that the disposal of waste generated by the site's occupants over its lifetime is managed appropriately, efficiently and provides for maximum recovery, recycle or reused.
- c. To ensure that waste can be effectively collected and managed.

Controls

- a. Service deliveries for non-residential uses and waste collection are to be provided in the basement.
- b. Waste is to be collected by a private contractor.

Figure 2 Land use and open space



Figure 3 Access, parking and connectivity

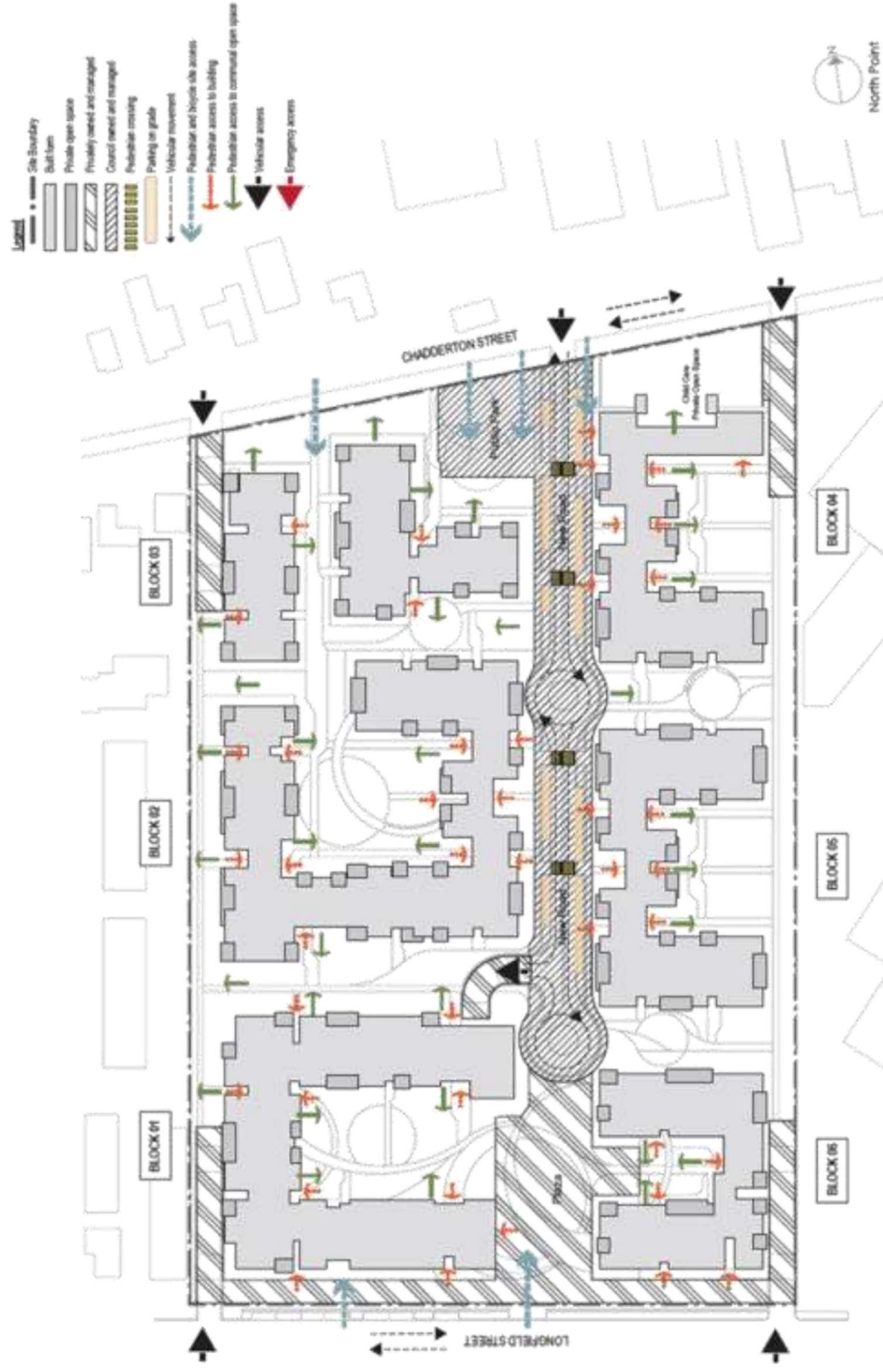


Figure 4 Built form – envelopes, setbacks and height

