

OUTCOMES COMMITTEE

Meeting Date 10 May 2016

Item Number. 42

42: Subject: Planning Proposal - Rezoning of 17-21 Longfield Street Cabramatta from B5 Business Development to R4 High Density Residential
Premises: 17-21 Longfield Street Cabramatta
Applicant/Owner: FTD Holdings (Frank D'Agostino - Director; Teresa D'Agostino - Secretary)
Zoning: B5 Business Development
File Number: 15/10738

Ms Vasiliki Andrews, Senior Planning Consultant of Elton Consulting addressed the Committee in relation to this Item.

Councillor Molluso arrived (6.31pm) to the meeting.

Mayor Carbone left (6.31pm) and returned (6.34pm) to the meeting.

RECOMMENDATION: (Carbone/Le)

That the matter be deferred with a supplementary report being submitted to the Ordinary Council Meeting to be held on 24 May 2016 addressing the permitted use for the take-away food and drink premises.

A division was taken with the following results:

Aye	Nay
Mayor Carbone	
Councillor Barcha	
Councillor Karajcic	
Councillor Le	
Councillor Molluso	
Councillor White	
Councillor Yeung	
Total=(7)	Total=(0)

CARRIED

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SUBJECT: Planning Proposal - Rezoning of 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential
Premises: 17-21 Longfield Street Cabramatta
Applicant/Owner: FTD Holdings (Frank D'Agostino - Director; Teresa D'Agostino - Secretary)
Zoning: B5 Business Development

FILE NUMBER: 15/10738

REPORT BY: Chris Shinn, Coordinator Strategic Planning

RECOMMENDATION:

That:

1. Council endorse the Planning Proposal (Attachment A of the report), to amend Fairfield Local Environmental Plan (LEP) 2013 to rezone 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential with an additional permitted use for indoor recreation (gym) and take-away food and drink premises.
2. Council inform the Department of Planning and Environment (DP&E) that it wishes to commence the Gateway process to amend Fairfield LEP 2013.
3. In requesting the Gateway Determination, Council advise the DP&E that it seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 23 of the Environmental Planning and Assessment Act 1979 [EP&A]). The delegated functions will be undertaken by the Group Manager City and Community Development who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.
4. Council receive a further report detailing a draft Site Specific Development Control Plan should the DP&E issue Gateway Determination for the Proposal.
5. Council receive a further report on the Planning Proposal following the public exhibition to be carried out in accordance with the public consultation strategy outlined in this report and the relevant conditions of the Gateway Determination.

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.

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SUPPORTING DOCUMENTS:

AT-A	Planning Proposal - 17-21 Longfield Street, Cabramatta	64 Pages
AT-B	Urban Design Report	18 Pages
AT-C	Economic Assessment and Feasibility Study - DISTRIBUTED SEPARATELY	112 Pages
AT-D	Traffic Assessment	66 Pages
AT-E	Flood Study	20 Pages
AT-F	Contamination Report - DISTRIBUTED SEPARATELY	139 Pages
AT-G	Other supporting documents	62 Pages

CITY PLAN

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

SUMMARY

Council is in receipt of a Planning Proposal for 17-21 Longfield Street, Cabramatta. The site consists of 2 lots (Lots 34 and 35 DP 456221) and has a total area of approximately 39,801 square metres.

The Proposal seeks to rezone the subject site from B5 Business Development to R4 High Density Residential. The proposal is pursuing a maximum Height of Building (HOB) for the site of 18 metres (to allow development of 3 to 6 storeys) and a maximum Floor Space Ratio (FSR) of 2:1. The Applicant is also seeking additional permitted uses on site including:

- a) up to 2 business premises with a maximum gross floor of 200sqm each to be leased per tenancy;
- b) up to 3 restaurants or cafes with a maximum gross floor of 300sqm each to be leased per tenancy;
- c) up to 2 shops with a maximum gross floor of 200sqm each to be leased per tenancy;
- d) recreational facilities (indoor);
- e) take away food and drink premises.

Council Officers have reviewed and assessed the Planning Proposal. The Proposal is deemed to have merit and is supported subject to amendments. The R4 High Density Residential zone is supported with associated HOB of 18 metres and FSR of 2:1. However, it is recommended that additional permitted uses on site be restricted to indoor recreation (gym) and take-away food and drink premises.

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It is recommended the Planning Proposal (Attachment A) be endorsed for a Gateway Determination to permit community consultation.

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THE SITE

The 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

BACKGROUND

On 11 June 2015, Council received a Planning Proposal seeking to rezone 17-21 Longfield Street, Cabramatta from B5 Business Development to B4 Mixed Use Development.

The initial assessment of the proposal identified the following issues:

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- Zoning the site to B4 Mixed Use and implementing a floor space cap on retail uses is undesirable as the zoning allows for many more uses other than retail.
- The other uses that would be permissible under the B4 Zoning and would not be restricted by the floor space cap would be:
 - o Tourist and visitor accommodation
 - o Amusement Centres
 - o Entertainment Facilities
 - o Function Centres
 - o Registered Clubs
 - o Restricted Premises
- Given the nature of these uses, they should be located closer to existing town centres where there is appropriate transport and parking.
- The introduction of a B4 Mixed Use zone for this site would essentially be creating a new “town centre”.

A Councillor Briefing on the proposal occurred on 1 September 2015.

Council Officers advised the Applicant the proposal for B4 Mix Use zone would not be supported due to the abovementioned issues identified at the initial assessment stage. Council Officers also required the Applicant to prepare a revised Planning Proposal and address a number of matters including a flood study, stage 1 contamination report, and revised traffic assessment.

The Applicant was also advised that Council would require the preparation of Site Specific Development Control Plan should the proposal receive Gateway Determination. The Site Specific DCP would be required to be prepared prior to the public exhibition of the proposal. It was also identified that should the proposal receive Gateway Determination that a more detailed stage 2 contamination assessment report would be required prior to public exhibition.

THE PROPOSAL

The Proposal seeks to develop:

- a yield of between 500–650 1, 2 and 3 bedroom residential units;
- approximately 80–100 over 55's dwellings;
- 150 bed aged care facility including a high dependency dementia unit;
- a 100 place childcare centre;
- a medical centre;
- 1400sqm–1700sqm for a small convenience store, pharmacy, restaurant or café, bakery, video store, dry cleaners and the like; and
- communal open space;
- community facility (if required by Council);
- indoor recreational facility (gym);
- improved pedestrian and cyclist connections though the site and surrounding area;

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- improved traffic and parking conditions compared to existing approved uses at the site.



Figure 2 – Proposed built form and land use

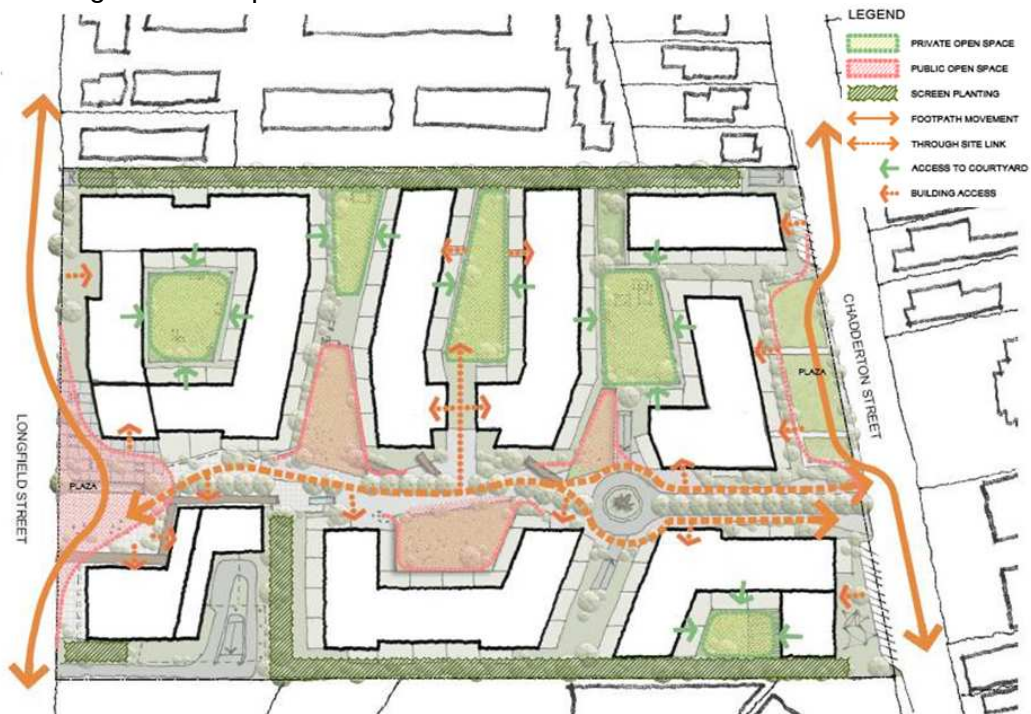


Figure 3 – Proposed open space, public and private domain

The Planning Proposal identifies that under the above proposal the development would:

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- Create approximately 687 direct construction jobs and 1101 jobs as a result of supplier induced multiplier effects;
- approximately 246 jobs from the ongoing operation (81 retail, 15 childcare and 150 aged care) as well as 77 as a result of supplier induced multiplier effects.

To facilitate the above proposed development the Applicant is seeking that the site be rezoned from B5 Business Development zone to R4 High Density Residential zone. The Proposal is pursuing a maximum Height of Building for the site of 18 metres (to allow development of 3 to 6 storeys) and a maximum Floor Space Ratio of 2:1.

The Applicant is also seeking to utilise Schedule 1 of the Fairfield LEP 2013 to introduce an additional permitted use over the site as follows:

21 Use of certain land 17-21 Longfield Street, Cabramatta

- 1) This clause applies to 17-21 Longfield Street, Cabramatta (being Lot 34 and 35 in DP 456221) and identified as “24” on the Key Sites Map.
- 2) Development for the purposes of the following is permitted on the land:
 - a) up to 2 business premises with a maximum gross floor of 200sqm each to be leased per tenancy;
 - b) up to 3 restaurants or cafes with a maximum gross floor of 300sqm each to be leased per tenancy;
 - c) up to 2 shops with a maximum gross floor of 200sqm each to be leased per tenancy;
 - d) recreational facilities (indoor);
 - e) take away food and drink premises.

REPORT

A. STRATEGIES AND STUDIES

The Proposal is unique development which requires it to be assessed against a number of Council strategies and studies.

Fairfield City Centres Study and Fairfield City Centres Policy 2015

The Fairfield City Centres Study 2015 and Fairfield City Centres Policy 2015 were adopted by Council in February 2016.

The Policy and Study provide a number of principles, objectives and assessment criteria for which applications are to be assessed.

The Fairfield City Centres Study 2015 identifies that:

“The City also has a significant shortfall of bulky goods retailing floorspace, estimated to be in the order of 40,000m². This can be attributed to a lack of vacant appropriately zoned sites and the more recent development of several bulky goods

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centres outside the City, especially within Liverpool City. Future opportunities may present along the Hume Highway should existing older industrial businesses elect to relocate. It is noted that the City has extensive lands contained within the B5 zone, most of which, however, is occupied by industrial activities."

This site is currently underutilised as bulky goods, as it is currently used as a large warehouse distributor site.

The Cabramatta North Precinct currently has significant areas which have not been developed for bulky goods. There are a number of areas which also contain residential dwellings, totalling 10,000 square metres.

Wetherill Park precinct has a number of large sites which have not been developed and are currently vacant. These sites are quite large with a total area of 50,000 square metres.

The Proposal is seeking to rezone approximately 40,000 square metres of B5 Business Development land. The Proposal is also seeking to include an additional permitted use for small convenience store, pharmacy restaurant or café, bakery, video store, dry cleaners, etc.

Fairfield Employment Lands Strategy 2008

The current Employment Lands Strategy from February 2008 identifies that this site is within the Cabramatta North Hume Highway Precinct. The strategic recommendation for this precinct is to protect and promote employment generating uses within the precinct and not permit residential uses, commercial or retail development to protect existing centres.

A review of the current Cabramatta North Hume Highway precinct shows business clustering is limited as the uses within the precinct are extremely varied often not uses that would be encouraged in the B5 Business Development zone, such as bulky goods. The precinct currently contains uses such as large warehousing sites, residential properties, restaurants, a hotel, services stations and car sales, as well as bulky goods.

The subject site is very large, close to 4 hectares in area. Overtime the site has attracted larger industrial type uses such as warehousing which may require 24 hour operation to stay competitive.

As the site is currently zoned B5 Business Development and its close proximity to residential zoned land, these uses and hours of operation are not entirely appropriate. The size of the site attracts uses that create a land use conflict between the sensitive uses in the residential zones and the industrial zone. These types of land use conflicts would not normally happen if the site was being utilised for its purpose as it is zoned, such as a bulky goods which operate normal business hours.

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Historically there have been a number of complaints from adjoining land owners relating to the industrial activities on the subject site, particularly relating to noise, hours of operation, large truck movements and trucks parking on the street for extended periods of time.

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The Planning Proposal seeks to remove this land use conflict and introduce more suitable land uses while seeking to maintain the employment capacity of the site through aged care, childcare, and medical centre/uses.

Fairfield Residential Development Strategy 2009

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

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

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

Council Officers are still in the process of reviewing future density options around Cabramatta, however, it is likely that large strategic sites and residential capacity east of the railway line where the traffic impacts are less significant, will be the focus. The Proposal to rezone 17-21 Longfield Street, which is east of the railway line may be the first stage of this review.

The Proposal provides opportunity to implement urban renewal within proximity to services and transport provided within Cabramatta Town Centre.

Fairfield City Community Strategic Plan 2012-2022

The Planning Proposal is consistent with Theme 1, Goal 3 of the Fairfield City Community Strategic Plan 2012-2022. The table below illustrates how the Planning Proposal achieves the outcome of the Theme and Goal.

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Relevant FCCSP Outcome within the theme	Council's commitment to the outcome	How the planning proposal achieves the outcome
Theme 1 Goal 3: Enjoying a good standard of living and enhanced quality of life (we can satisfy our needs to meet our changing life requirements and ambitions)	3.3 A range of housing types that caters for different life stages, family needs and levels of affordability.	The planning proposal seeks to rezone B5 Business Development zoned land to R4 High Density Residential. The planning proposal will also subsequently increase the Floor Space Ratio and Height of Buildings controls for the subject site. The proposed amendments to the <i>FLEP 2013</i> will assist in facilitating a range of housing types in Cabramatta to meet the needs of families at different stages of their lives and levels of affordability. The proposed development will provide housing choice for all family stages including residential apartments, seniors housing and residential care facilities.

B. INTERNAL REFERRALS

Economic Development

The Applicant provided an Economic Zoning Assessment prepared by Location IQ economic advisory services. The economic assessment identified the following:

- The site is located in the Cabramatta North Hume Highway Industrial Area which is zoned B5 Business Development;
- 43% of the total businesses are traditional industrial uses;
- 34% of the uses are automotive car yards;
- 12% of the area is residential land uses;
- The site 17-21 Longfield Street does not have direct frontage to the regional road Hume Highway.

The uses identified within the B5 Business Development zone would indicate that the precinct is not at capacity as these other uses within the precinct such as the residential sites would have been developed for the higher uses associated with the B5 Business Development zone.

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Council Officer Comment

Council's Senior Economic Policy Advisor has undertaken an analysis of the Proposal as follows:

- The current use of the land in question provides approximately 162 direct and indirect jobs and approximately \$55m of direct and indirect output value. Using industry standard employees per square metre, the proposed use of land in question will provide approximately 231 direct and indirect jobs and approximately \$42m of direct and indirect output value. In essence, approximately 70 more jobs but \$13m less output value using Council estimated jobs and 2014 multipliers, rather than those provided by the Applicant. Thus from only an economic development perspective there is no significant reason for the land to be rezoned or not.
- It is the proposed additional whole-of-life housing, nursing home beds, childcare spaces, community facility and indoor recreational facility that sways the decision in favour of the rezoning. There are wider social benefits to the community of increased housing, care and recreational opportunities.
- The Applicant appears to be overestimating the number of construction jobs associated with the Proposal. A range of 445 direct and indirect construction jobs supported (NSW Treasury method) to 696 direct and indirect jobs modelled through REMPLAN single construction ANZSIC category. In contrast the Applicant identifies 1,788 jobs reported by the Applicant. However, the temporary nature of construction jobs within an area of study is one of the reasons why NSW Treasury do not include the construction phases of projects in the overall economic impact assessment of projects.
- Additionally, an industry standard "employees per square metre of floor space" have been used to estimate the total employment from the proposed ongoing operations. Using that method, a potential 231 ongoing jobs favours the rezoning, and is a similar number provided by the Applicant.

The Proposal was generally supported however, the retail component of the Proposal should conform to the retail hierarchy of the LGA and is of a size to serve the local population only.

The R4 High Density Residential zone permits the development of a neighbourhood shop. The Fairfield LEP 2013 currently restricts the maximum floor area for a neighbour shop to 80 square metres. This neighbourhood shop has the potential to service the need of the local community, and accordingly, Council Officers will not be supporting an additional permitted use to allow retail and commercial uses as proposed by the Applicant.

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However, there is potential scope to allow additional permitted uses as proposed by the Applicant. The uses which would be supported are indoor recreation facility (i.e. a gym) and takeaway food and drink premises. Both of these uses are currently permissible within the B5 Business Development zone. It is proposed to include an additional permitted use as follows:

21 Use of certain land 17-21 Longfield Street, Cabramatta

- 1) This clause applies to 17-21 Longfield Street, Cabramatta (being Lot 34 and 35 in DP 456221) and identified as "24" on the Key Sites Map.
- 2) Development for the purposes of the following is permitted on the land:
 - a) recreational facilities (indoor);
 - b) take away food and drink premises.

The additional permitted uses in this format will not introduce a retail / commercial component inconsistent with the Retail Centres Policy and reduce the potential economic impact on the Neighbourhood Centre on the Hume Highway or the Cabramatta Town Centre.

Traffic and Parking

The Applicant has provided a Traffic Assessment prepared by Thompson Stanbury Associates traffic experts. The Proposal is seeking to develop the site for the purposes of residential apartments, seniors housing, aged care facility, childcare centre, and medical facilities, all of which have different traffic generation rates.

The Applicant is proposing a number of mitigation measures to address any impact. These include:

- Intersection performance – Reconfiguration of the Chadderton Street, Hume Highway and Hollywood Drive intersection.
- Local Road Performance – The Applicant has outlined a number of measures along Chadderton Road such as traffic calming devices.
- Car Parking – The proponent is seeking to provide the majority of car parking on site, however, they are seeking to introduce angled on-street car parking on the northern boundary along Chadderton Street.
- Footpath Network – Council's City Assets team will be consulted in regards to any proposed footpath as suggested in the Traffic and Transport Study in association with the preparation of the site specific development control plan.

Council Officer Comment

Council's Traffic Engineers reviewed the Traffic Assessment and provided the following comments:

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Intersection performance – The study has suggested that the southbound lanes of the Hume Highway be converted from the existing layout:

- Approach: (1 dedicated right turn bay, 2 through lane and 1 dedicated left turn bay), and
- Departure lanes (2 through lanes, 1 painted island leading into a dedicated left turn bay at Cutler Road)

To be converted as:

- Approach: 1 dedicated right turn bay, 2 through lanes, 1 shared through/left lane; and
- Departure: 3 through lanes

The above measures would need to be consulted with the Roads and Maritime Services (RMS) as the Hume Highway is a Classified Road controlled by RMS.

Local Road Performance – It has been noted in the submitted Traffic and Transport study that improved traffic calming measure is likely to be necessitated at and on approaches to the 90 degree curve at the junction of Chadderton Street and Ralph Street.

The installation of traffic calming devices on public roads is a matter for Council and it is based on the function of the road, accessibility of the largest design vehicle, accessibility to abutting properties, road safety and impact to affected residents' amenity.

The reasons for suggestion to improve the existing device requires further clarification and requires further consideration of the various factors associated with the improvement of the device.

It is suggested that these measures can be discussed as part of the site specific development control plan process.

Car Parking – It is noted that the proposed development will reduce the on-street parking demand associated with employees of the existing uses, with the provision of sufficient off-street parking.

It is also noted the proponent's intention to provide angled parking in front of the development's frontage to Chadderton Street. The provision of angled parking on Chadderton Street is not supported as there is insufficient road space to comply with AS2890.5 or necessary setback between the kerb and property boundary for the provision of services (electricity, gas, telecom, etc) and footpath.

Safety concerns are also raised with increased parking activities associated with angled parking, particularly where a childcare centre is proposed.

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All car parking spaces associated with the development are to be provided within the site and reliance of use of on-street parking spaces for the development is not supported.

The car parking and footpath network issues are noted, and these will be included as part of the discussion and preparation of a site specific development control plan.

Flooding

The Applicant has provided a Flood Impact Study prepared by Integrated Group Services (IGS). The Applicant identifies that the site is outlined in the Prospect Creek Floodplain Management Plan Review to have flooding risk. The study identifies this risk is low.

The results of the modelling indicate that the site does not convey an active overland flow. The overland flows are conveyed mainly in the bounding streets.

The study concludes that the development of the site is feasible without major impacts on flooding behaviour elsewhere in the floodplain. However this will need to be confirmed by detailed modelling and assessment of the DA stage.

Council Officer Comment

Council's Catchment Planning Branch reviewed the Proposal. It is to be noted that the property in questions is constrained by overland flooding at the 100 year Average Recurrence Interval (ARI) flood event and the PMF mainstream flood event. Therefore any future development application proposal submitted by the Applicant is to consider overland and mainstream flood constraints and address Sections 6.3 and 6.4 of the Fairfield LEP and Chapter 11 - Flood Risk Management of Council's DCP, considering the proposed developed case. Accordingly, it must be clearly demonstrated that the future developed case will not cause any greater flood impacts to surrounding property.

Any future development application by the Applicant is to consider the potential impact the proposed development is likely to have on increasing stormwater pollution and address pollution reduction techniques and water sensitive urban design measures to mitigate such an increase, in line with the relevant Environmental Planning Instruments.

Catchment Planning has no objections to this Planning Proposal progressing subject to any future proposal addressing flooding and stormwater constraints likely to occur as a result of the development.

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Land Contamination

The Proposal seeks to rezone a B5 Business Development zoned site to R4 High Density Residential. Given the Proposal seeks to introduce a number of sensitive uses to the site, a Preliminary Site Investigation report (Stage 1 contamination report) was prepared. The report details the history of the land uses on the site from early 1900s to the present day. From those land uses the report list a potential list and location of potential contaminates.

The findings of the assessment indicated the following areas of potential environmental concern:

- Potential importation of uncontrolled fill that may contain various contaminants;
- Current or past use of pesticides;
- Previous industrial activities;
- Leaks from substation;
- Stockpile that may contain various contaminants;
- Hydrocarbon leaks and spills from parked cars and farm plant machinery;
- Potential burial of livestock carcasses, and animal products;
- Metal degradation from building materials; and
- Asbestos based materials.

The contaminants that may be present in some of these areas were considered to be of low to moderate significance in terms of risk to the human and environmental receptors identified.

Based on the information collected during this investigation and in reference to Clause 7 (DA development of SEPP 55), the site will be suitable subject to the completion of a Detailed Site Investigation (and after remediation and validation, if required) for the proposed medium density residential and commercial development, including a nursing home and childcare centre, with access to landscape.

Council Officer Comment

The Stage 1 contamination report was referred to Council's Environmental Health Branch for review and assessment. The assessment noted the potential for the above mentioned contaminates and identifies that while the potential contamination risk is low to moderate a further Detailed Site Investigation report (Stage 2 contamination report) will be required to identify the required remediation.

Should the Proposal proceed to Gateway Determination, Council Officers will require that the Stage 2 Contamination Assessment be prepared prior to public exhibition. Council will require the preparation of a Stage 2 Contamination Assessment should the Proposal proceed.

Place Management

The key points raised by Council's Place Manager – Cabramatta were to ensure the Proposal did not seek to introduce a retail / commercial component such as a shopping centre. This would be contrary to the Retail Centres Study and impact on the Lansvale Neighbourhood Centre and Cabramatta Town Centre.

It was also identified that the businesses within proximity to the centre, such as those within the Lansvale neighbourhood Centre be notified as part of the Proposal as well as any relevant Chambers of Commerce. This is noted in the Consultation Strategy further in the report.

C. ASSESSMENT OF CONSISTENCY WITH MINISTERIAL DIRECTION UNDER 117

Planning Proposals are required to demonstrate consistency with Section 117 Ministerial Directions under the NSW Environmental Planning and Assessment Act. The attached Planning Proposal contains a detailed review of the Proposal against all the relevant Section 117 Directions. Below are the key directions associated with this Planning Proposal:

Direction 1. Employment and Resources, 1.1 Business and Industrial Zones

The objectives of this direction are to encourage employment growth in suitable locations, protect employment land in business and industrial zones and support the viability of strategic centres identified in a regional strategy.

While the Proposal is technically not consistent with the direction as it proposes the removal of employment lands, the Proposal in its current form will provide for an equivalent number of jobs. These jobs will be in the form of aged care, childcare and gym and other associated uses. The inconsistency is justified by the Applicant's Economic Assessment and peer reviewed by Council's Senior Economic Development Policy Advisor.

The Proposal will address and be consistent with a number of other key directions as outlined below.

Direction 3. Housing, Infrastructure and Urban Development, 3.1 Residential Zones

The objectives of this direction are to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services.

The Proposal is consistent with this direction as it seeks to provide residential development to satisfy existing and future housing needs in particular seniors housing. The Proposal will provide a broad range of dwellings and provide a greater housing choice

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for the locality. The site is in a location that can make efficient use of existing and proposed infrastructure.

Direction 3. Housing, Infrastructure and Urban Development, 3.4 Integrating Land Use and Transport

The objectives of this direction are to ensure that urban structures, building forms and land use locations improve access to housing, jobs and services by walking and public transport. The direction also seeks to increase the choice of available transport and reduce dependency on cars, reduce travel demand and trips generated and support efficient and viable operation of public transport.

The Proposal is consistent with this direction as it seeks to introduce additional residential density within proximity to an existing centre (both the neighbourhood centre and Cabramatta Town Centre), existing job opportunities and public transport.

There are currently 2 bus routes which provide direct access to Cabramatta Town Centre and Liverpool City Centre. Longfield Street is also a direct access route to Cabramatta Town Centre and the Cabramatta Train Station.

The site is within proximity to job opportunities within Cabramatta Town Centre, Liverpool City Centre and the Cabramatta North and Lansvale industrial areas.

As a result of the above, the Planning Proposal is likely to reduce trip generation and distance travelled by car; supporting the efficient and viable use of public transport services. In addition, the aged accommodation and nursing home is likely to have less car movements from the site.

D. SITE SPECIFIC DEVELOPMENT CONTROL PLAN

The Applicant has provided concept plans for the Proposal showing how they propose to develop the site should the site be rezoned. Given the scale and nature of the proposal, Council's current development control plan would not be suitable enough to guide the development. Accordingly, it is recommended that the Applicant prepare a Site Specific Development Control Plan (SSDCP) to ensure that any development occurs in an orderly and appropriate manner.

Should the Proposal receive Gateway Determination, it is recommended that the Applicant prepare a SSDCP prior to the Proposal proceeding to public exhibition.

MOVING FORWARD

Subject to Council's endorsement to the recommendations to this report, the Planning Proposal included in Attachment A would be referred to the DP&E requesting a gateway determination.

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If the Department is satisfied with the contents of the Planning Proposal it is anticipated that Council would be issued with a gateway determination in approximately 2-3 months' time authorising public exhibition of the document.

However, as referred to above, there are a number of matters which need to be resolved should the Department issue a Gateway Determination. It is recommended that these matters be requested to be included as part of the Gateway Determination and be required to be prepared prior to public exhibition. These include:

- *Detail Site Contamination Report (Stage 2 Contamination Report)* – Councils Environment and Health Officers have advised that a more detailed State 2 Contamination report be prepared for the site, should the Proposal receive Gateway Determination from the Department.
- *Site Specific Development Control Plan (SSDCP)* – Given the scale of the Proposal, a SSDCP is required to be prepared prior to public exhibition. The preparation of the SSDCP will involve a report to Council to endorse the SSDCP prior to it being publicly exhibited concurrently with the Planning Proposal.
- *Further consultation with Roads and Maritime Services (RMS)* – The Applicant has tentatively indicated the RMS are supportive of the proposed arrangements associated with the Proposal, including revised line marking on the Hume Highway and Chadderton Street. It is recommended that Council Officers seek the Department include a condition within the Gateway Determination for further consultation with the RMS.

CONSULTATION STRATEGY

Generally public exhibition is required for a minimum statutory period of 28 days and would involve;

- Notification to landowners both within and directly adjoining land proposed to be rezoned;
- Notification to adjoining business owners, such as the Lansvale Neighbourhood Centre and any relevant business chambers;
- Notice in the local newspaper;
- Publication of all relevant information on Council's website; and
- If the timing coincides with statutory public exhibition, information on the Planning Proposal will be included in a future edition of Council's newsletter CityLife.

It is likely that the Gateway Determination would require Council to undertake consultation with State Government Agencies and utility providers.

Following public exhibition, a report would be referred back to Council for consideration of submissions received to public exhibition and results of consultation with the State Agencies and Utility providers.

In addition to the above, the recommendations to this report include a request being made to the Department for Council to exercise its delegation in the final steps in processing of

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the LEP for rezoning of the land. This includes the Group Manager of City Development and Community Services signing off on the LEP maps and written instrument to bring them into force.

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CONCLUSION

As a result of the assessment undertaken above, it is recommended that Council endorse the Planning Proposal for 17-21 Longfield Street, Cabramatta as outlined in the report.

It is recommended that Council endorse the Planning Proposal to proceed to Gateway Determination to permit community consultation, and in its request advise NSW DP&E that Council seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 23 of the Environmental Planning and Assessment Act 1979 [EP&A]).

A report will be submitted to Council to endorse a draft Site Specific Development Control Plan prior to public exhibition, should the Proposal receive gateway determination.

A further report will also be submitted to Council at the conclusion of the public consultation period.

Chris Shinn
Coordinator Strategic Planning

Authorisation:
Manager Strategic Planning

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***** END OF ITEM 42 *****