

1 October 2015

Jenny Rudolph  
Director – Elton Consulting  
Level 61  
332-342 Oxford Street  
BONDI JUNCTION NSW 2022

Our ref: 15/10738

**ATTENTION:** Vas Andrews

Dear Jenny,

### **PLANNING PROPOSAL – 17-21 LONGFIELD STREET, CABRAMATTA**

I refer to the Planning Proposal seeking to amend the land zoned B5 Business Development at 17-21 Longfield Street, Cabramatta to B4 Mixed Use with a maximum height of building of 18 metres and a maximum floor space ratio of 2:1.

Council officers have assessed the draft planning proposal. Following the initial assessment, a briefing of the proposal was presented to Council on 1 September 2015.

As a result of the Council officer assessment you are advised, the proposed B4 Mixed Use zone for the site is not supported. Council's key concerns with the proposed zone are:

- Zoning the site to B4 Mixed Use zone would essentially create a new 4 hectare town centre site, which is contrary to the recent draft Retail and Commercial Centres Study.
- The proposed retail / commercial uses would impact on other established centres within the City, in particular the B1 Neighbourhood Centre zoned site at the corner of Cutler Road and the Hume Highway, Cabramatta Town Centre, and other strategic centres such as Fairfield City Centre.
- The B4 Mixed Use zone also allows a broad range of uses which are considered not suitable for the locality or the adjoining residential zoned land.

However, at the Councillor briefing Council officers outlined a second option. The option was to require the submission of a revised Planning Proposal to rezone the site from B5 Business Development to R4 High Density Residential. The R4 High Density Residential zone allows for a number of uses as proposed by the original planning proposal, including:

- residential flat buildings,
- childcare centres,
- seniors housing,
- residential care facilities,
- respite day care centres,
- shop top housing, and
- neighbourhood shops.

The SEPP Infrastructure also allows a variety of community infrastructure within the R4 High Density Residential zone such as health service facilities:

- hospitals,
- medical centres, and
- health consulting rooms.

Council advises it provides in-principle support at this stage for the amended planning proposal to R4 High Density Residential, pending further assessment and a revised proposal being reported to Council for consideration.

## ADDITIONAL INFORMATION

Following assessment of the information you have submitted to Council to date, the following additional information is required in order for Council to fully assess the implications of the Planning Proposal and proceed to Council endorsement prior to forwarding to the Department of Planning and Environment for Gateway Determination.

### 1. Submission of a revised Planning Proposal

As outlined above, it is requested that a revised planning proposal be submitted, proposing to rezone the site from B5 Business Development to R4 High Density Residential.

It is also understood that your client wishes for a number of other uses to be included in the proposal that would not be permissible in the R4 High Density Residential zone. It is advised that the purpose for these additional uses is to provide support for the proposed increase in residential density including seniors living and aged care development.

After consideration, there is scope for the proposal to include a number of uses which are currently already permissible within the existing B5 Business Development zone. The current B5 Business Development zoning permits a number of uses which your client is seeking, such as indoor recreation facility (gymnasium). These uses could be addressed in the planning proposal through the Additional Permitted Uses schedule. These additional proposed uses would be considered by Council as part of the revised planning proposal. However, detailed planning justification is required for any proposed additional permitted uses as part of the revised planning proposal.

It should be noted that any proposal which seeks to implement and develop a neighbourhood centre/retail/commercial development will not be supported by Council officers given the findings and recommendations of the draft Retail and Commercial Centres Study 2015.

### 2. Draft Site Specific Development Control Plan (SSDCP)

As the proposal seeks a significant redevelopment of the site for a wide variety of land uses, it is requested that a site specific development control plan be prepared for the site.

Ideally the site specific development control plan would be submitted concurrently with the planning proposal so council could endorse it at the same time as the planning proposal.

It is recommended that a meeting be held with Council officers to determine the key requirements of the site specific development control plan (SSDCP) and ensure that a collaborative approach is taken.

In terms of moving forward, it is suggested that a meeting be arranged to discuss moving forward with the SSDCP.

### 3. Traffic

Councils Traffic Engineers have reviewed the planning proposal and associated documentation and have provided the following comments:

- **Rates used to estimate traffic generation** – The rates used to estimate the traffic generation of the proposed development needs to be reviewed and material to be submitted to support the assumptions made.

- **Intersection performance** – The analysis of the intersection performances likely to be impacted by the proposed development, using a reconfigured intersection layout that is assumed to have been approved by the RMS is not acceptable at this stage. Further information is required to support this assumption. The application will be referred to the RMS for comments as part of the public authority consultation process.
- **Traffic Calming Mechanism – 90 degree curve at Chadderton Street and Ralph Street** – A detailed design of the improved design of the proposed device as suggested is requested for further assessment taking consideration of the impact to the function of the local road and residents' amenity.
- **Parking consideration** – It is also noted the proponents intention to provide angled parking in front of the developments 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 kerb and property boundary for the provision of services (electricity, gas, telecommunications, etc.) and footpath.

#### 4. Flooding

The Planning Proposal was supported by Council's Catchment Planning Branch, subject to the applicant carrying out an appropriate assessment of the site constraints associated with any flood risk and stormwater management influences expected to be experienced on the site, in order to determine an appropriate planning outcome for the proposed rezoning and any future development.

This assessment should address, but not be limited to, the relevant planning, development control and technical documents listed below and also be in line with relevant best practice floodplain and stormwater management guidelines:

- Prospect Creek Floodplain Management Plan Review 2010;
- Fairfield Local Environmental Plan 2013 - Sections 6.3 Flood Planning and 6.4 Floodplain Risk Management;
- Fairfield City Wide DCP 2013 – Chapter 11 Flood Risk Management;
- The Georges River Coastal Zone Management Plan July 2013;
- Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment – Section 8 Housing Development;
- Fairfield City Council Urban Area Detention Handbook, 1997;
- Water Sensitive Urban Design – Technical Guidelines for Western Sydney, 2004; and
- Australian Runoff Quality – A Guide to Water Sensitive Urban Design, 2005.

#### 5. Contamination – SEPP 55 Remediation of Land

The Planning Proposal has not adequately addressed SEPP 55 – Remediation of Land given the history of industrial activities on the site and the proposed sensitive future uses.

A desktop review of the potential contamination issues should be included as part of the revised Planning Proposal, identifying potential impacts of the previous and current land uses on the site.

A more detailed contamination and remediation report can be submitted post Gateway Determination. However, the report will need to be provided to Council prior to public exhibition so that it can be considered.

Council officers will request that the Department of Planning & Environment include this matter as a condition of the Gateway Determination.

## 6. Planning Proposal Fee

As advised previously by email, the fee paid for the planning proposal was \$11,000.00, which is the fee required for a minor planning proposal. However, given the scale of the planning proposal and the anticipated on-going work required by Council, it is considered that this proposal is a major planning proposal, in accordance with Council's fees and charges. The fee for a major planning proposal, at the time of submission, was \$35,000. Accordingly, a further \$24,000 is required to be submitted to Council to allow progression of the planning proposal.

Please be advised that during the final assessment of your planning proposal, Council may again require either additional information or clarification of that information already submitted.

Please note that the request of the submission to the above details is made without prejudice to any decision the Council may reach in the future on this matter and nothing contained in this letter should be interpreted as implying that Council will support the revised planning proposal.

### **MOVING FORWARD**

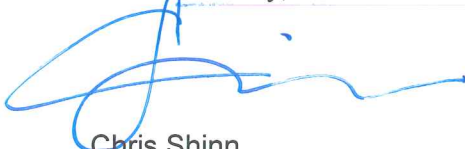
Once Council has received the information required and amended the Planning Proposal accordingly, the matter will be reported to Council for determination. You will be further advised in writing when this matter is to be reported to Council.

Following submission of a revised Planning Proposal the anticipated next steps will involve:

- Final assessment;
- Report to Council for endorsement of the Planning Proposal;
- Submission to DPE to Gateway Determination;
- Consultation with relevant public authorities;
- Community Consultation.

Any future correspondence in relation to this matter should quote the above reference number and be marked to the attention of Chris Shinn. Should you require further information please contact me on 9725 0804.

Yours faithfully,



Chris Shinn

**COORDINATOR STRATEGIC PLANNER**