

Fairfield Local Planning Panel

Minutes

Meeting Date: 30 August 2018

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- 20: SUBJECT:** Planning Proposal - Cabramatta Town Centre East
Premises: Various properties bounded by Fisher Street, Broomfield Street and Cabramatta Road East, Cabramatta (**CLOSED BRIEFING SESSION**)
Applicant/Owner: Moon Investments Pty Ltd (Director/Secretary - Jim Castagnet, Director - Leon Zheng)
Zoning: B4 Mixed Use
File Number: 16/18077

DECLARATIONS OF INTEREST

Nil

FLPP ADVICE:

On 23 February 2018, the Minister for Planning released a Section 9.1 Direction which outlines the instance when a Planning Proposal must be referred to a Local Planning Panel for advice prior to a Council determining as to whether the Planning Proposal should be forwarded to the Department of Planning and Environment for the purposes of seeking a Gateway Determination.

The Panel has considered the Business Item referred to above, and has adopted a recommendation on the matter as described in these Minutes.

MATERIAL CONSIDERED BY THE PANEL:

Planning Proposal and associated documents
Council Report

MEETINGS AND SITE INSPECTIONS BY THE PANEL:

Site inspection not considered necessary in these circumstances.

RECOMMENDATION:

That:

1. The Panel recommends to Council that;
 - a. The Planning Proposal (Attachment A of the Council's report) to amend the building height, floor space ratio and minimum site area under Fairfield Local Environmental Plan 2013 for certain land bounded by Fisher Street, Broomfield Street and Cabramatta Road East, Cabramatta, as detailed in Council Officer's assessment report be supported, and
 - b. The Planning Proposal as assessed be forwarded to the Department of Planning for the purposes of the Gateway Determination.

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2. Should the Department of Planning & Environment issue a Gateway Determination for the Planning Proposal, Council request and be satisfied with a further report detailing a draft Site Specific Development Control Plan (SSDCP) and draft Voluntary Planning Agreement (VPA) for the subject land.
3. A further report be prepared for Council addressing options for the Fisher Street Car Park, including the potential for a Council initiated planning proposal to increase the height limit for the car park to enable its future expansion.

PANEL CONSIDERATION

The Panel is in receipt of a Planning Proposal for a large precinct of land located on the eastern side of Cabramatta Railway Station, bounded by Fisher Street, Broomfield Street and Cabramatta Road East, Cabramatta. The precinct consists of 22 privately owned lots plus an area of public laneway currently owned by Council and has a total site area of 12,847 square metres.

The Planning Proposal seeks to amend the following provisions of Fairfield LEP 2013:

- Height of Buildings map
- Floor Space Ratio map
- Minimum Site Area – Town Centre Precinct map; and
- Create an Additional Local Clause 7.9 – Cabramatta Area E

The Planning Proposal is seeking a maximum Height of Building (HOB) for the site of 66 metres (to allow development of up to 19 storeys) and a maximum Floor Space Ratio (FSR) of 6.45:1. Amendments to the Town Centre Precinct Minimum Site Area Map and an additional local clause for Cabramatta – Area E (under Part 7 of Fairfield LEP 2013) will be required to provide minimum site areas and objectives to facilitate future orderly development of the land.

The Panel notes that the Proposal had sought to incorporate the Council owned Fisher Street Car Park for redevelopment, however following discussions with Council's Property Services and Major Projects staff, the Applicant was subsequently requested to remove the car park from the Proposal. This issue is to be the subject of a further report to Council.

The Applicant has also been advised that Council would require the preparation of a Site Specific Development Control Plan (SSDCP), and a draft Voluntary Planning Agreement (VPA) would be required to be prepared prior to public exhibition, should the Planning Proposal receive a favourable Gateway Determination. The Applicant has agreed to this request.

The Panel is satisfied that the proposed amendments to Fairfield LEP 2013 will facilitate the future redevelopment of this precinct for a mix of commercial and residential apartments (including basement car parking), overhead pedestrian bridge linking the site to Cabramatta Station, activated street frontages and open air public market space to activate the commercial area east of the railway line.

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In that regard, the Panel notes in particular that the Planning Proposal does not seek to change the B4 Mixed Use Zoning that currently applies to the subject land nor does it seek to increase the amount of commercial/retail floor space already permitted (but not yet developed) on the subject land under the existing controls that apply under the Fairfield LEP 2013.

The Planning Proposal for this part of the land within the Cabramatta Town Centre East Precinct is consistent with the recommendations of the Fairfield City Centres Study 2015 and, according to the Officer's report, has the potential to revitalise the eastern side of the rail line.

The Panel also noted that whilst the Fairfield Residential Development Strategy (FRDS) proposed residential density increase in and around the Cabramatta Town Centre, Council resolved not to proceed with the increased densities in this locality, but 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.

The Planning Proposal provides an opportunity to implement urban renewal within the eastern part of the Cabramatta Town Centre and in close proximity to services and transport provided within the centre in an area not restricted by the current road network. The Officer's report has assessed that the Planning Proposal will generate approximately 582 dwellings which will be a significant contributor towards Council meeting its allocated dwelling target of 3,050 dwellings by 2021 under the Western City District Plan.

The consolidated outcome of this site will allow the objective 12 in the Greater Sydney Region Plan for Fairfield City in the Western City District Plan to be met in accordance with the desired future character namely; the development of residential development within a town centre, supporting the night time economy and the ability to celebrate the character of Cabramatta and its people.

Whilst the Proposal is generally consistent with the desired future character of the precinct, the Panel notes that, the scale of this proposal is considerably greater than that provided under the controls of the existing DCP. For this reason, the Panel believes that a draft Site Specific DCP should be prepared for the site, should the proposal be successful in receiving a favourable Gateway Determination.

Notwithstanding the above, the Panel noted that as part of the assessment of the Planning Proposal by Council Officers, an independent urban design review was initiated by Council.

In that regard the consultants concluded that the proposal provided a unique opportunity for a development outcome that will result in a number of public benefits, such as;

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- Pedestrian overbridge to railway
- Local intersection upgrades
- Provision of a market square
- Public art and street furniture within the market square
- Landscaping and street furniture along Broomfield Street and Cabramatta Road East.

This will strengthen the strategic merit of the proposal in relation to Cabramatta Town Centre as described in the Western City District Plan by increasing the residential density and increased commercial activity on existing transport nodes in the town centre.

The proposal will create an additional 369 retail/commercial jobs as a result of the proposed redevelopment of the precinct.

As indicated by the Officer's report, the Planning Proposal is also consistent with a number of themes and goals within the Fairfield City Community Strategic Plan 2016-2026.

The Applicant has provided a Traffic and Transport Assessment which concludes that the existing road network can accommodate the additional trip generation arising from the Planning Proposal and future broader precinct uplift without being significantly impacted.

The Panel is also satisfied that the Planning Proposal is capable of complying with all the relevant Section 117 Directions.

The Planning Proposal is considered by the Panel to have strategic merit, and is supported subject to the resolution of issues as outlined in the body of Council Officer's report. The consolidated site is suitable for the proposed use and will bring forward the planned redevelopment of the Cabramatta Town Centre without the necessity of a City Wide LEP.

It is for the reasons articulated above, the Panel recommends to Council that it support the Planning Proposal, and forward the Proposal to the Department for the purposes of the Gateway Determination.

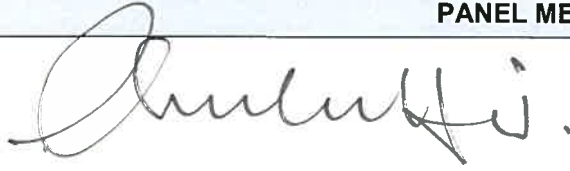
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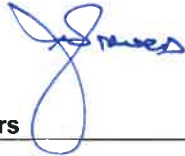
PANEL MEMBER SIGNATURES



Charles Hill (Acting Chair)



Mary-Lynne Taylor



John Travers



Lawrence White (Community Representative)