

PUBLIC EXHIBITION OF PLANNING PROPOSAL

PROPOSED AMENDMENT TO FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013

RESIDENTIAL AND OPEN SPACE REZONING IN FAIRFIELD, FAIRFIELD HEIGHTS, FAIRFIELD EAST AND VILLAWOOD PRECINCTS

Council's Outcomes Committee at its meeting held on 14 July 2020 resolved to publicly re-exhibit a Planning Proposal in accordance with the NSW Department of Planning, Infrastructure & Environment's Gateway Determination.

Included with the Gateway Determination, the Minister has also delegated his plan making powers to Fairfield City Council to exercise delegation in the making of this Planning Proposal under Section 3.36 of the EP&A Act 1979.

Land Affected: Certain land within the suburbs of Fairfield, Fairfield Heights, Fairfield East and Villawood – refer to map.

Background information:

As part of Council's implementation of its Fairfield Residential Strategy East 2009, in July 2015 Council resolved to proceed with a planning proposal to upzone residential precincts in east of the Cumberland Highway as well as rezone Council owned land at 2-10 Jacaranda Court, Fairfield East to Zone RE1 Public Recreation to reflect its land use. The planning proposal was exhibited for 42 days between 2 March and 15 April 2016 inclusive.

Submissions from public agencies necessitated traffic and flooding modelling to determine the impact of the planning proposal as well as any ameliorative measures. Flood modelling indicates that in order for the intensification of development to proceed, three detention basins are required in the Fairfield, Fairfield Heights and Villawood precincts.

Work undertaken for Council's Open Space Strategy has highlighted areas of open space deficiency in the affected areas. In order to address the need for detention basins and open space needs, a re-exhibition of the planning proposal is required with the areas identified for dual use detention basins/open space and neighbourhood parks to be shown as Zone RE1 Public Recreation.

Aim of Proposal:

To meet State Government dwelling targets in areas close to facilities, services and public transport that is supported by stormwater drainage infrastructure (detention basins) and neighbourhood parks to meet the needs of residents by undertaking the following rezoning:

Fairfield

- Rezone R3 Medium Density Residential land in the vicinity of Fairfield Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps,
- Rezone land at 98A and 100 Sackville Street, and 101 to 117 Harris Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
- Rezone land at 2, 4 and 6 Francis Street, and 5 and 7 Frederick Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
- Rezone land at 17A, 19 and 21 Coleraine Street, and 6 Codrington Street from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps, and
- Rezone land at 45, 47 and 49 Brenan Street, and 62 and 64 Granville Street from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps.

Fairfield Heights

- Rezone land in the Fairfield Heights precinct to the west of Sackville Street from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps,
- Rezone land at 27, 33, 35, 37 and 39 Polding Street, and 130, 132 and 134 Smart Street from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps, and
- Rezone land at 128 and 130 Station Street Fairfield Heights from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps.

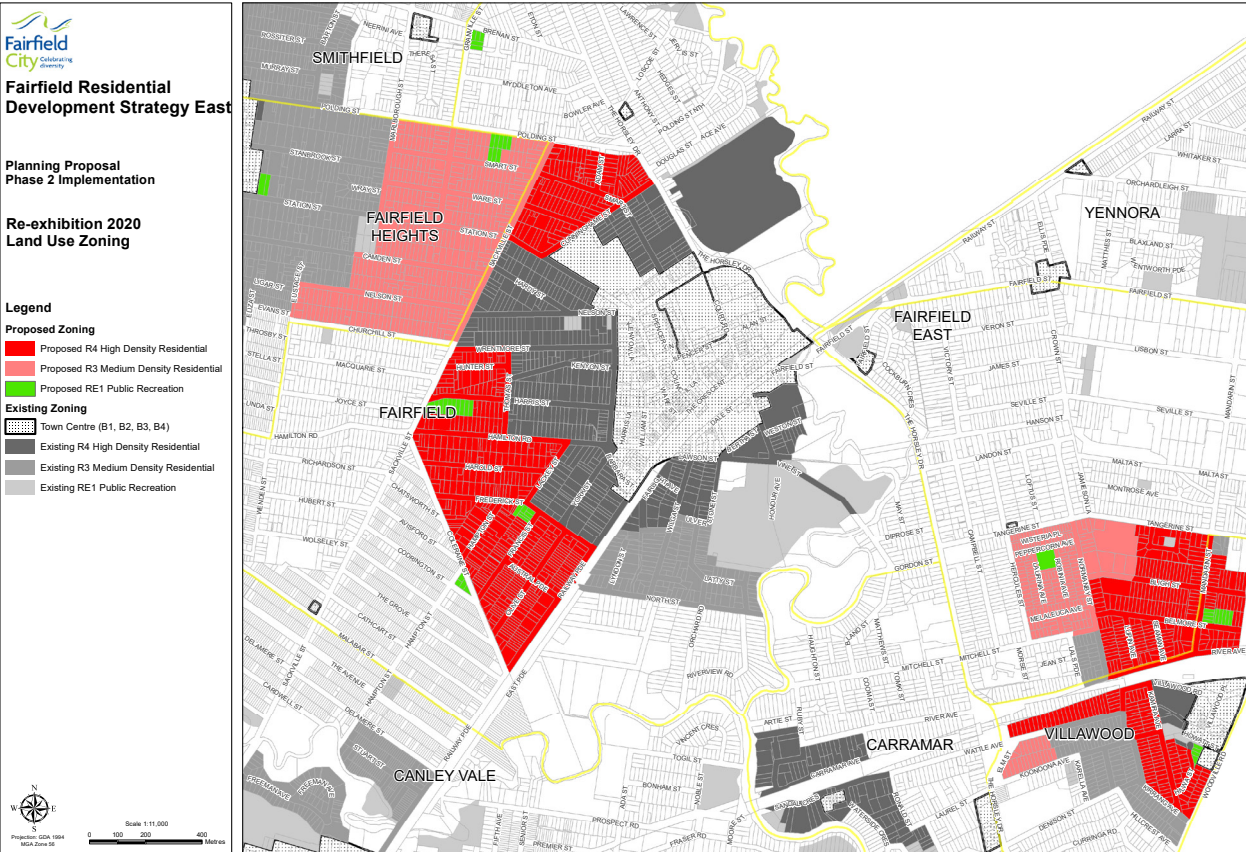
Fairfield East

- Rezone R3 Medium Density Residential land in the vicinity of Fairfield East Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps,
- Rezone R2 Low Density Residential to Zone R3 Medium Density Residential land in Fairfield East and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps, and
- Rezone Council owned land at 2-10 Jacaranda Court, Fairfield East (Lot 10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps.

Villawood

- Rezone R3 Medium Density Residential land in the vicinity Villawood Town Centre and extending its reach west down Wattle Avenue to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps,
- Rezone land at 63 to 91 Koonoona Avenue, 38 to 52 Wattle Street and 2 and 4 Elm Street Villawood from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps,
- Rezone land at 112, 114, 116 and 118 Mandarin Street and 25, 27, 29, 31 and 33 Belmore Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
- Rezone a portion of land at 15 Hilwa Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
- Rezone 17 and 19 Hilwa Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps, and
- Rezone land at 21 and 23 Hilwa Street from Zone R4 High Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps.

Applicant: Fairfield City Council



Exhibition Details

The Planning Proposal is on exhibition between Wednesday 29 July 2020 to Wednesday 26 August 2020 inclusive. A copy of the Planning Proposal and Council report with supporting information can be viewed:

- **on Council's website** www.fairfieldcity.nsw.gov.au electronically (see "Have Your Say / Public Notices, then click Planning Exhibitions"). Access to council's website is available free of charge at all Council libraries for library members. Library customers are once again able to enter library branches. Call library staff on 9725 0333 for access updates.
- **at Council's Administration Centre** in hard copy at 86 Avoca Road, Wakeley during office hours 8:30am to 4:30pm Monday to Friday where your questions can be

answered in person. Please note that social distancing measures are in place and the number of people in the public foyer is limited.

You will be able to have your questions answered outside office hours at Council's Administration Centre between 4.30pm and 8.00pm on Tuesday 11 August 2020 and Tuesday 25 August 2020.

Have Your Say

Written comments are welcome before the close of business on Wednesday 26 August 2020 to:

By email: mail@fairfieldcity.nsw.gov.au – Write "15/13681 – Submission 2020 – Rezoning" in the subject line.

By mail – be sure to leave seven working days for mail delivery: Fairfield City Council PO Box 21 Fairfield NSW 1860

Quote "15/13681 – Submission 2020 – Rezoning" on the top of your letter

You can also hand deliver your letter to Council's Administration Centre.

Questions: Please contact Strategic Land Use Planning on 02 9725 0222.

IMPORTANT INFORMATION ABOUT YOUR SUBMISSION

Confidentiality of Submissions - Any submissions made to Council are publicly accessible under the provisions of the Government Information (Public Access) Act 2009. The content of your submission will not be kept confidential, however you may request for your name and address to be kept private and censored from any future publications.

Disclosure of Political Donations and Gifts - If you intend to make a submission you may be affected by the requirements of Section 147 of the Environmental Planning and Assessment Act 1979 in relation to the disclosure of Political Donations and Gifts. Please refer to Council's website at www.fairfieldcity.nsw.gov.au under Build - Forms and Factsheets tab or phone 9725 0222 for further information on the requirements to disclose political donations and gifts to Councillors and/or Council employees.