

Outcomes Supplementary Reports



REPORT BY CHAIRMAN

DATE OF MEETING:	28 July 2015
LOCATION:	Council Chambers
TIME:	7.00pm

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ITEM	SUBJECT	PAGE
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SECTION A

‘Matters referred to Council for its decision’

105:	<u>Residential Development Strategy East - Phase 2 Implementation - Fairfield Heights Precinct Amendment.</u>	
	File Number: 13/07278.....	6

RECOMMENDATION:

That Council:

1. Endorse the preparation of a Planning Proposal, as per Attachment D of the report and as necessary be amended so that it be consistent with the following decisions, to amend Fairfield Local Environmental Plan (LEP) 2013 in relation to:

1.1 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.

1.2 Fairfield Heights:

Rezone the land in the Fairfield Heights precinct to the west of Sackville Street to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps.

1.3 Fairfield East:

1.3.1 Rezone R3 Medium Density Residential land in the vicinity of Fairfield, Fairfield East Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps; and

1.3.2 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

1.3.3 Rezone Council owned land at 2-10 Jacaranda Court Fairfield East (Lot10, 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.

1.4 Villawood:

Rezone R3 Medium Density Residential land in the vicinity Villawood Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps.

2. Refer the Planning Proposal, included in Attachment D of the report, to the NSW Department of Planning and Environment (NSW DP&E) requesting a Gateway Determination and that the Planning Proposal be placed on public exhibition in accordance with the consultation strategy detailed in the report and the conditions set out in the Gateway Determination.
3. In requesting the Gateway Determination, advise NSW 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. Receive a report following the public exhibition of the Planning Proposal.
5. Receive further reports on urban infill issues in Cabramatta and Integrated Parking Strategy for the City.

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.

106:	<u>Obstacle Course, Fairfield Park</u>	
	File Number: 12/00081	71

RECOMMENDATION:

That Council vote funding of seven hundred and thirty-three thousand dollars (\$733,000.00) from Section 94A Levy Account into the 2015-16 Operational Plan for expenditure on completing the construction of the Obstacle Course and the Human Foosball in Fairfield District Park.

107:	<u>2015 Community Building Partnership Grants</u>	
	File Number: 15/12548	81

RECOMMENDATION:

That Council:

1. Select the project listed as Priority 1 for each electorate from those listed in Table 1 of the report, for application to the Community Building Partnership Grant scheme.

REPORT BY CHAIRMAN
Outcomes Supplementary Reports
Meeting Date: 28 July 2015

2. Agree to match funding (1:1) and a further report be provided to allocate and vote in expenditure should projects be successful.

108:	<u>Fit for the Future - Local State Members of Parliament invitation to attend the July Ordinary Council Meeting</u>	
	File Number: 13/04884.....	85

RECOMMENDATION:

That the report be received and noted.

SECTION C

‘Matters submitted to the Committee for decision subject to the right of referral’

There are no reports submitted for this section.

THAT CONCLUDES THE REPORT OF THE OUTCOMES SUPPLEMENTARY REPORTS.

CHAIRMAN

Outcomes Supplementary Reports



SECTION A

‘Matters referred to Council for its decision’

REPORT BY CHAIRMAN
OUTCOMES SUPPLEMENTARY REPORTS

Meeting Date 28 July 2015

Item Number. 105

SUBJECT: Residential Development Strategy East - Phase 2 Implementation - Fairfield Heights Precinct Amendment.

FILE NUMBER: 13/07278

PREVIOUS ITEMS: 90 - Residential Development Strategy East - Phase 2 Implementation - Recommended Upzoning of Residential Land - Outcomes Committee - 14 July 2015

REPORT BY: Edward Saulig, Strategic Land Use Planner

RECOMMENDATION:

That Council:

1. Endorse the preparation of a Planning Proposal, as per Attachment D of the report and as necessary be amended so that it be consistent with the following decisions, to amend Fairfield Local Environmental Plan (LEP) 2013 in relation to:
 - 1.1 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.
 - 1.2 Fairfield Heights:

Rezone the land in the Fairfield Heights precinct to the west of Sackville Street to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps.
 - 1.3 Fairfield East:
 - 1.3.1 Rezone R3 Medium Density Residential land in the vicinity of Fairfield, Fairfield East Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps; and
 - 1.3.2 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

REPORT BY CHAIRMAN
OUTCOMES SUPPLEMENTARY REPORTS

Meeting Date 28 July 2015

Item Number. 105

1.3.3 Rezone Council owned land at 2-10 Jacaranda Court Fairfield East (Lot10, 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.

1.4 Villawood:

Rezone R3 Medium Density Residential land in the vicinity Villawood Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps.

2. Refer the Planning Proposal, included in Attachment D of the report, to the NSW Department of Planning and Environment (NSW DP&E) requesting a Gateway Determination and that the Planning Proposal be placed on public exhibition in accordance with the consultation strategy detailed in the report and the conditions set out in the Gateway Determination.
3. In requesting the Gateway Determination, advise NSW 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. Receive a report following the public exhibition of the Planning Proposal.
5. Receive further reports on urban infill issues in Cabramatta and Integrated Parking Strategy for the City.

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	Fairfield Heights Precinct - Map - Proposed Zone R3 Medium Density Residential	1 Page
AT-B	Results of Community Survey	6 Pages
AT-C	Fairfield Heights Responses By Street	2 Pages
AT-D	Planning Proposal - RDS East - Residential Upzonings	51 Pages

CITY PLAN

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

REPORT BY CHAIRMAN
OUTCOMES SUPPLEMENTARY REPORTS

Meeting Date 28 July 2015

Item Number. 105

SUMMARY

This Supplementary Report provides additional information following the Outcomes Committee discussion and resolution at its meeting held on 14 July 2015 on Item No.90 – Residential Development Strategy East – Phase 2 Implementation – Recommended Upzoning of Residential Land. A revised map for Fairfield Heights showing proposed R3 Medium Density Residential zoned land for the precinct, and more detailed survey responses are included.

REPORT

Council's Outcomes Committee at its meeting held on 14 July 2015 considered a report on the Residential Development Strategy East – Phase 2 Implementation and resolved to adopt the recommendation with the following amendment:

1.2 Fairfield Heights:

Rezone the land in the Fairfield Heights precinct to the west of Sackville Street to R3 Residential and the R4 precinct only be extended to the eastern side of Sackville Street as identified in the Fairfield Town Centre precinct and amend associated Floor Space Ratio and Building Height Maps accordingly.

The officer recommendation for upzoning within the Fairfield Heights Precinct was for a R4 High Density Residential Zone which would have necessitated a change to the Floor Space Ratio (FSR) & Building Height Maps, along with the Lot Size and Lot Size for Dual Occupancy Development Maps.

The R2 Low Density and R3 Medium Density zones have the same height of building and FSR development standards, and therefore a change to those LEP Maps is not required. However, a change to the Lot Size and Lot Size for Dual Occupancy Development Maps is still required as those development standards do not apply within the R3 Medium Density Residential zone. Accordingly, should Council wish to proceed with a R3 Medium Density Residential zoning within the Fairfield Heights precinct, an amended recommendation in relation to this matter is included within this report.

An amended map of the Fairfield Heights Precinct following the Committee's resolution is attached to this report (See Attachment A).

Community opinion - breakdown

At the Committee meeting there was discussion on how and to what detail the Committee's response was provided for the Fairfield Heights Precinct.

Survey cards were coded according to the 4 precincts: Fairfield (both north and south of the existing R4 High Density Residential Zone), Fairfield Heights, Fairfield East and Villawood. A summary of survey results is provided in Attachment B.

REPORT BY CHAIRMAN
OUTCOMES SUPPLEMENTARY REPORTS

Meeting Date 28 July 2015

Item Number. 105

On the survey cards, respondents were given an opportunity to provide their details for future contact purposes.

Of the 106 respondents who left contact details on their survey cards, 33 were from the Fairfield Heights precinct. These are the only responses that provide a street location. Of those responses, the following table summarises the results:

	Yes Responses	No Responses
	<ul style="list-style-type: none">• 6 said yes to high rise only• 17 said yes to both high rise and medium density• 1 said yes to high rise and no to medium density*• 1 said yes to medium density and no to high rise**	<ul style="list-style-type: none">• 8 said no to both high rise and medium density• 1 said no to medium density and yes to high rise *• 1 said no to high rise and yes to medium density **
Summary of responses	<ul style="list-style-type: none">• 24 yes total for high rise• 18 yes total for medium density	<ul style="list-style-type: none">• 9 said no to high rise*• 9 said no to medium density**

A breakdown of the streets and their opinion about a change to medium and high density is provided is attached to this report (See Attachment C)

CONCLUSION

Should Council wish to proceed with the recommendation in relation to upzoning the Fairfield Heights Precinct from Zone R2 Low Density Residential to Zone R3 Medium Density Residential, it is advised that Council adopt the recommendation of this report, with the following wording to ensure consistency with other precincts:

1.2 Fairfield Heights:

Rezone the land in the Fairfield Heights precinct to the west of Sackville Street to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps.

Should Council resolve to proceed with a R3 Medium Density Residential zoning for Fairfield Heights, this will necessitate an amendment to the Planning Proposal attached to this report (See Attachment D).

The Planning Proposal will be amended to ensure it is consistent with Council's resolution prior to its submission to the Department of Planning and Environment.

REPORT BY CHAIRMAN
OUTCOMES SUPPLEMENTARY REPORTS

Meeting Date 28 July 2015

Item Number. 105

Edward Saulig
Strategic Land Use Planner

Authorisation:

Manager Strategic Land Use Planning and Catchment Planning
Group Manager City & Community Development

Outcomes Supplementary Reports - 28 July 2015

File Name: **OSR280715_1.DOC**

***** END OF ITEM 105 *****



Fairfield Residential Development Strategy East

FAIRFIELD HEIGHTS PRECINCT

Phase 2 Implementation
Outcomes Committee
Resolution 14 July 2015

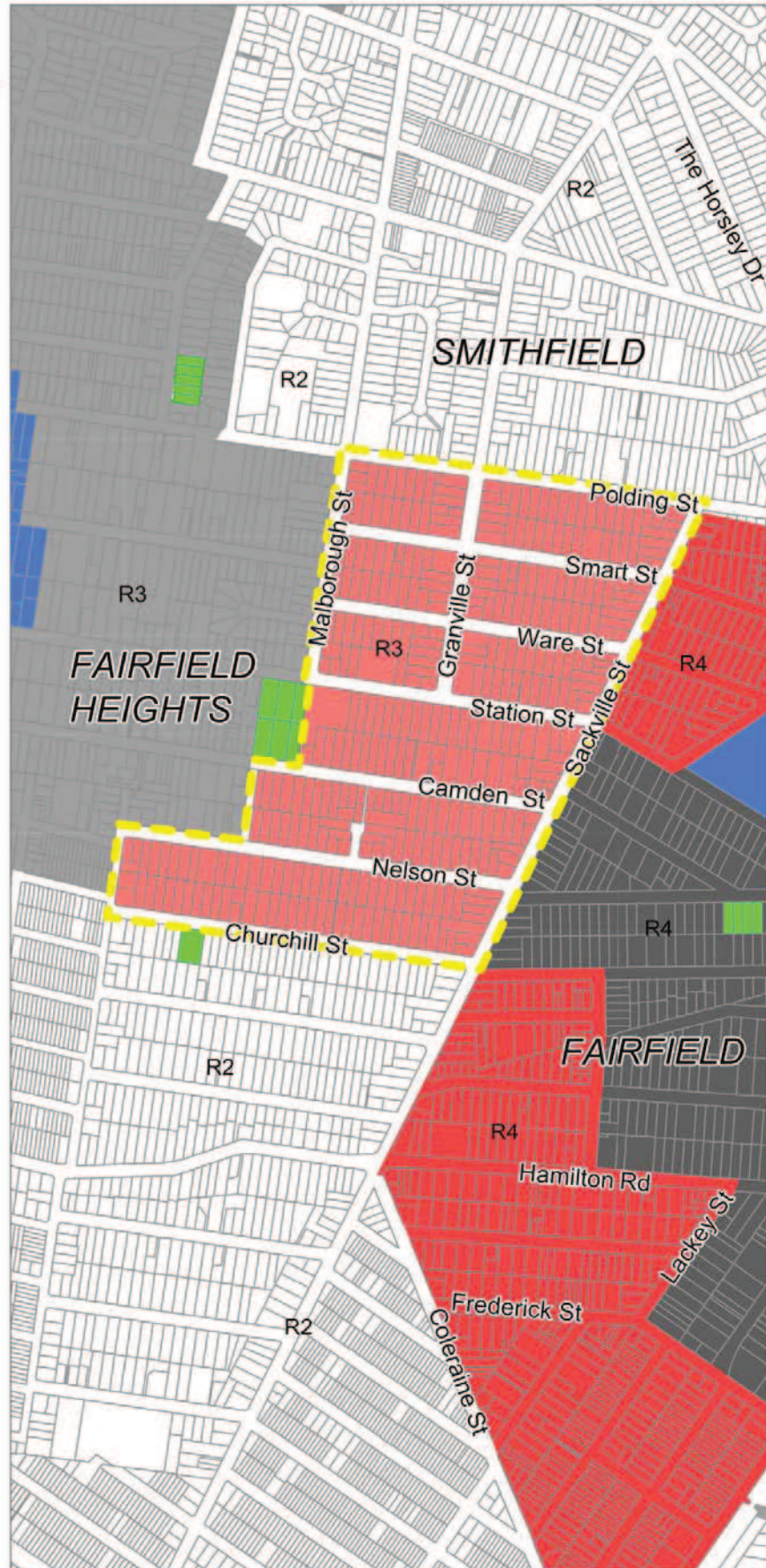


Existing Zoning

R2	R2 Low Density Residential zone
R3	R3 Medium Density
R4	R4 High Density

Proposed Zoning

R3	R3 Medium Density Residential Zone
R4	R4 High Density Residential Zone



1:7500

Dated 20150715

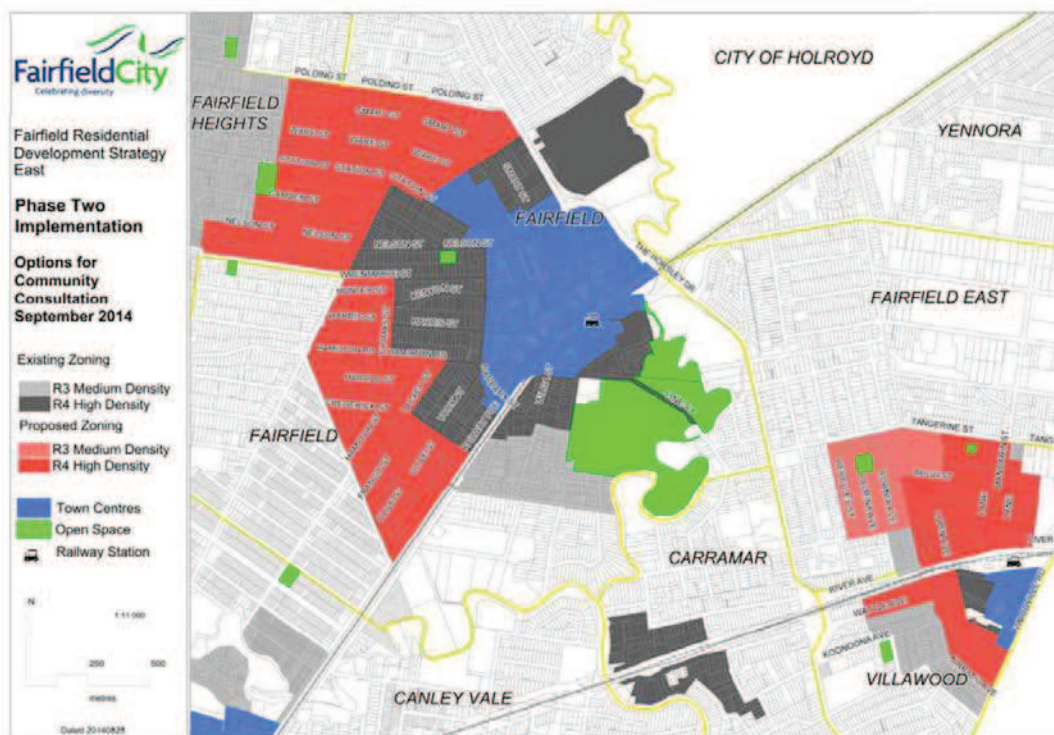
ATTACHMENT B

Fairfield Residential Development Strategy – East

Community Survey Results - Exhibition - 3 September 2014 to Wednesday 1 October 2014.

Community Survey Results – All Precincts

Precinct	Fairfield	Fairfield Heights	Fairfield East	Villawood	
Existing Residential Zoning	Medium	Low	Low/Medium	Medium	Total all precincts
Proposed Residential Zoning	High	High	Medium/High	High	
YES to medium density	60	38	14	12	124
YES to high density	79	46	17	14	156
YES to both medium and high density	60	37	14	12	123
YES to medium density, NO to high density	18	13	13	8	52
NO to medium density, YES to high density	0	3	0	1	4
NO to medium density	42	34	17	11	104
NO to high density	41	34	17	11	103
NO to both medium density and high density	41	34	17	11	103
Total Surveys Returned	140	95	47	34	



ATTACHMENT B

Fairfield Residential Development Strategy – East
Community Survey Results - Exhibition - 3 September 2014 to Wednesday 1 October 2014.

Community Survey Results – Fairfield Precincts
(east of Sackville Street)

Precinct	Fairfield
Existing residential density	Medium
Proposed residential density	High
YES to medium density	60
YES to high density	79
YES to medium & high density	60
YES to medium density, NO to high density	18
NO to medium density, YES to high density	0
NO to medium density	42
NO to high density	41
NO to medium density & high density	41
Total Surveys Returned	140

ATTACHMENT B

Fairfield Residential Development Strategy – East

Community Survey Results - Exhibition - 3 September 2014 to Wednesday 1 October 2014.



Fairfield Residential Development Strategy East

FAIRFIELD PRECINCTS



Precinct



Railway Station



Town Centres



Open Space

Existing Zoning



R3 Medium Density



R4 High Density

Proposed Zoning

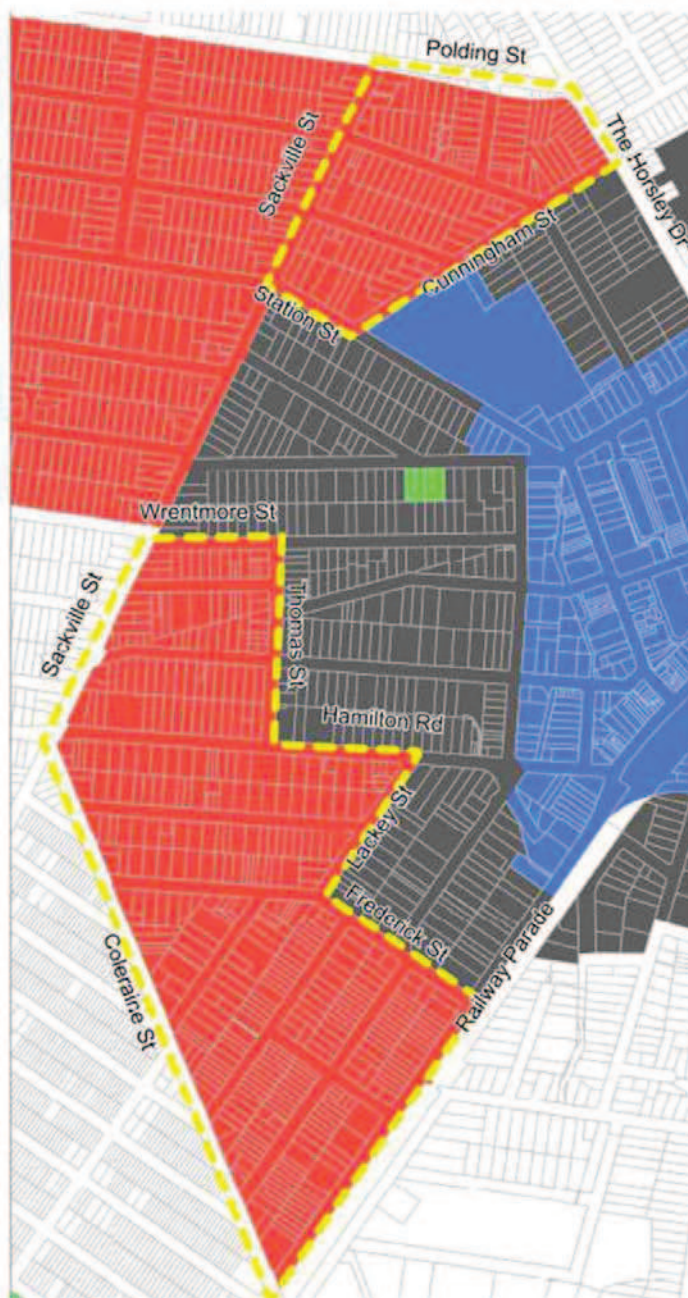
Stage 2 Consultation Options - Sept 2014



R3 Medium Density



R4 High Density



ATTACHMENT B

Fairfield Residential Development Strategy – East

Community Survey Results - Exhibition - 3 September 2014 to Wednesday 1 October 2014.

Community Survey Results – Fairfield Heights (west of Sackville Street)

Precinct	Fairfield Heights
Existing residential density	Low
Proposed residential density	High
YES to medium density	38
YES to high density	46
YES to medium & high density	37
YES to medium density, NO to high density	13
NO to medium density, YES to high density	3
NO to medium density	34
NO to high density	34
NO to medium density & high density	34
Total Surveys Returned	95



ATTACHMENT B

Fairfield Residential Development Strategy – East

Community Survey Results - Exhibition - 3 September 2014 to Wednesday 1 October 2014.

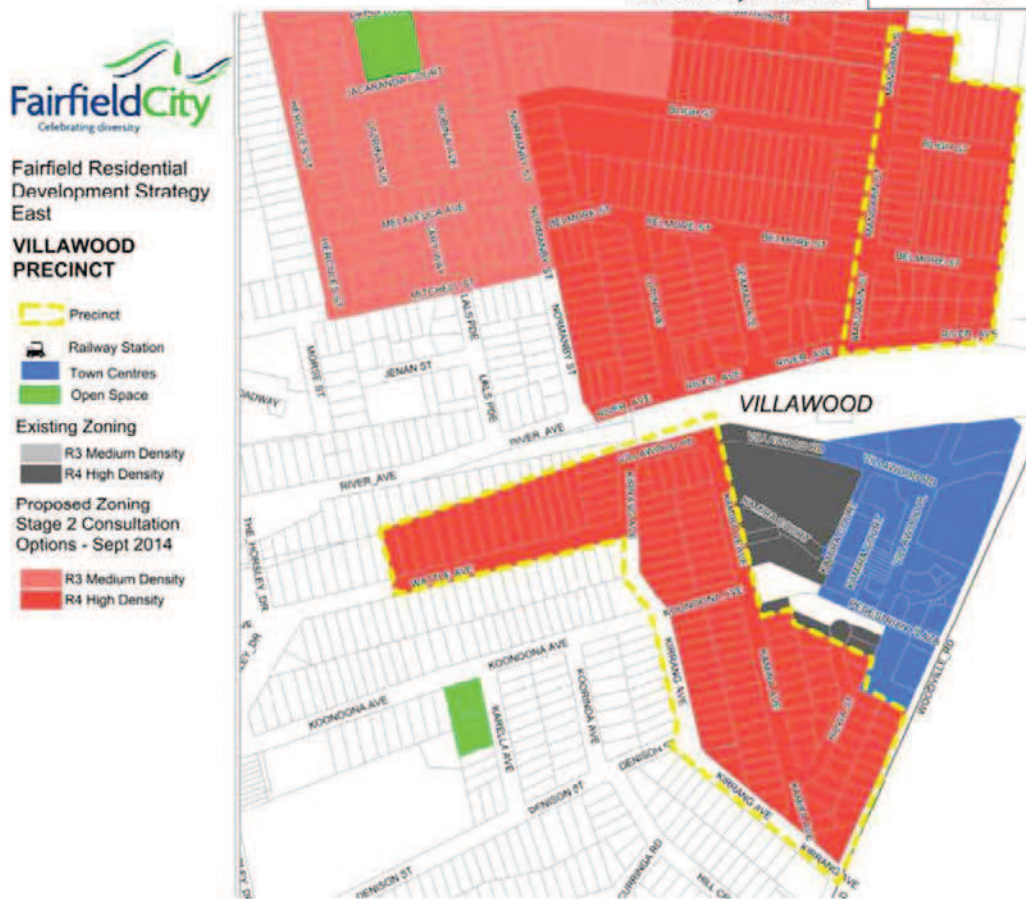
Community Survey Results – Fairfield East

Precinct	Fairfield East
Existing residential density	Low/Medium
Proposed residential density	Medium/High
YES to medium density	14
YES to high density	17
YES to both medium & high density	14
YES to medium density, NO to high density	13
NO to medium density, YES to high density	0
NO to medium density	17
NO to high density	17
NO to medium density & high density	17
Total Surveys Returned	47



Fairfield Residential Development Strategy – East
Community Survey Results - Exhibition - 3 September 2014 to Wednesday 1 October 2014.

Precinct	Villawood
Existing residential density	Medium
Proposed residential density	High
YES to medium density	12
YES to high density	14
YES to medium & high density	12
YES to medium density, NO to high density	8
NO to medium density, YES to high density	1
NO to medium density	11
NO to high density	11
NO to medium density & high density	11
Total Surveys Returned	34



ATTACHMENT C

RESIDENTIAL DEVELOPMENT STRATEGY EAST
COMMUNITY SURVEY – SEPTEMBER 2014

FAIRFIELD HEIGHTS RESPONSES ACCORDING TO STREET

Do you support medium density (villas and townhouses) in your area ?	Do you support high density (flats/apartments) in your area ?	Street
Yes	Yes	Camden Street
Yes	Yes	Churchill Street
Yes	Yes	Churchill Street
Yes	Yes	Harris Street
Yes	Yes	Nelson Street
Yes	Yes	Nelson Street
Yes	Yes	Nelson Street
Yes	Yes	Nelson Street
Yes	Yes	Nelson Street
Yes	Yes	Sackville Street
Yes	Yes	Smart Street
Yes	Yes	Smart Street
Yes	Yes	Station Street
Yes	Yes	Station Street
Yes	Yes	Station Street
Yes	Yes	Ware Street
Yes	Yes	Unknown
Blank	Yes	Granville Street
Blank	Yes	Granville Street
Blank	Yes	Polding Street
Blank	Yes	Polding Street
Blank	Yes	Polding Street
Blank	Yes	Station Street
No	Yes	Sackville St
Yes	No	Granville Street
No	No	Camden St

ATTACHMENT C

Do you support medium density (villas and townhouses) in your area ?	Do you support high density (flats/apartments) in your area ?	Street
No	No	Churchill Street
No	No	Smart Street
No	No	Ware Street
No	No	Ware Street
No	No	Ware Street
No	No	Ware Street
No	No	Ware Street

SUMMARY OF RESPONSES

	Yes Responses	No Responses
	<ul style="list-style-type: none"> • 6 said yes to high rise only • 17 said yes to both high rise and medium density • 1 said yes to high rise and no to medium density* • 1 said yes to medium density and no to high rise** 	<ul style="list-style-type: none"> • 8 said no to both high rise and medium density • 1 said no to medium density and yes to high rise * • 1 said no to high rise and yes to medium density **
Summary of responses	<ul style="list-style-type: none"> • 24 yes total for high rise • 18 yes total for medium density 	<ul style="list-style-type: none"> • 9 said no to high rise* • 9 said no to medium density**

ATTACHMENT D



Planning Proposal

Proposed amendment to
Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

- Rezone certain R2 Low Density Residential and R3 Medium Density Residential land in the vicinity of Fairfield, **Fairfield Heights** and Villawood town centres to Zone R4 High Density Residential; and
- Rezone land at 2-10 Jacaranda Court, Fairfield East from R2 Low Density Residential zone to RE1 Public Recreation zone; and
- Amend Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps where applicable.

#

This Planning Proposal is Attachment D of the Outcomes Committee Supplementary Report, to be considered by Council at its 28 July 2015 meeting, and will be amended as necessary so that it is consistent with Council's decisions in relation to proposed amendments to Fairfield Local Environmental Plan (LEP) 2013.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Table of Contents

1. Preliminary Information

- 1.1 Context
- 1.2 Background Information
- 1.3 Subject Land
- 1.4 Surrounding Development

2. Parts of the Planning Proposal

- 2.1 Part 1 - Objectives or Intended Outcomes
- 2.2 Part 2 - Explanation of Provisions
- 2.3 Part 3 - Justification
- 2.4 Part 4 - Maps
- 2.5 Part 5 - Community Consultation
- 2.6 Part 6 - Project Timeline

Appendices

Appendix A

- A.1 The land subject to the Planning Proposal
- A.2 Current and proposed Land Use Zone
- A.3 Current and proposed Floor Space Ratio
- A.4 Current and proposed Height of Buildings
- A.5 Current and proposed Lot Size
- A.6 Current and proposed Lot Size for Dual Occupancy Development

Appendix B

- B.1 Council Report – 28 July 2015

Appendix C

- C.1 Fairfield City Draft Residential Development Strategy

1. Preliminary Information

1.1 Context

A Plan for Growing Sydney was released by the State Government in December 2014, setting out four goals for Sydney to be:

- A competitive economy with world-class service and transport
- A city with housing choice, with homes that meet Sydney's needs and lifestyles
- A great place to live with communities that are strong, healthy and well connected, and
- A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

The south west subregion of Sydney will grow by 325,850 people over the next 20 years. 126,900 new dwellings will be needed by 2031 within the subregion. The priorities for the south west subregion, of which Fairfield City is part, includes identifying suitable locations for housing, employment and urban renewal, particularly around established and new centres along key public transport corridors that include the Cumberland Line, the South Line and the Bankstown Line.

By 2031, the number of residents aged 65 and older is projected to more than double. This significant group will represent 16% of all people living in the South West subregion, an increase from 10% in 2011. As an established community, Fairfield City will experience the challenges of better meeting future housing needs including decreasing household size and an ageing population. Higher density forms of well-designed housing, of an appropriate scale and height, will assist to meet the growing portion of couple only, lone person and ageing households.

This Planning Proposal seeks to increase housing supply, choice and affordability around the precincts of Fairfield, Fairfield Heights, Fairfield East and Villawood by providing for higher densities in established areas close to public transport and ready for urban renewal opportunities. In identifying new areas for medium and higher density housing, communities and the market can respond by preparing for longer term change and progressively investing in housing growth to meet demand.

1.2 Background Information

The draft West Central Sub Regional Strategy (WCSRS) released by the Department of Planning in 2007 took the regional target from the Sydney Metropolitan Strategy to set dwelling targets for individual Councils. The WCSRS requires Fairfield City to provide 24,000 additional dwellings by 2031. Of this residential dwelling target, 80% of new dwellings are to be provided in locations within 30 minutes by public transport of a strategic centre, being Fairfield and Prairiewood.

In May 2008, Council resolved to prepare the Fairfield Residential Development Strategy (RDS) in a two stage approach. Stage One focused on the eastern side of the City, in particular the centres of Fairfield, Cabramatta, Canley Vale, Canley Heights, Fairfield Heights and Villawood. Stage One has become known as the Residential Development Strategy East (RDSE). In 2009 the draft RDSE was prepared and establishes a framework to accommodate an additional 14,400 dwellings by 2031. This figure represents 60% of Council's required dwelling target as identified under the draft WCSRS. The remaining 40% will likely be accommodated in the Western half of the City under the provisions of Stage Two of the RDS.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

The implementation of RDSE as it applies to the eastern half of the City recommends the increase in residential density around the town centres and key strategic transport corridors implemented in phases. In May 2013, Phase One upzoned land in Canley Heights from medium to high density residential, and land in Fairfield East and Villawood from low density to medium density residential. This Planning Proposal is seeking to implement Phase Two of residential upzoning in Fairfield, Fairfield Heights, Fairfield East and Villawood.

A neighbourhood park (approximately 4400m² in area) at 2-10 Jacaranda Court, Fairfield East was dedicated to Council as part of a previous private land development and it is proposed to also rezone this land to Zone RE1 Public Recreation to reflect the future use of the site as a public park. The rezoning of this site for open space was unknowingly omitted when the provisions of Fairfield LEP 2013 came into force. This anomaly is proposed to be corrected within this Phase Two implementation of the RDSE.

1.3 Subject Land

This Planning Proposal applies to five distinct precincts being:-

1. **Fairfield Precinct North / Fairfield Heights Precinct** - Land in Fairfield bounded by Polding Street, The Horsley Drive, Cunningham Street, Station Street, Sackville Street, Churchill Street, Eustace Street, up to the R3 Medium Density and R2 Low Density zoning boundary, north along the boundary to Station Street, right to and then north along Marlborough Street to Polding Street (currently zoned R2 Low Density Residential and R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential;
2. **Fairfield Precinct South** - Land in the Fairfield bounded by Wrentmore Street, Thomas Street, Hamilton Road, Lackey Street, Frederick Street, Railway Parade, Coleraine Street, Sackville Street to Wrentmore Street (currently zoned R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential.
3. **Fairfield East Precinct (West)** - Land within Fairfield East located in the precinct bounded by Tangerine Street, the eastern boundary of the public school at 66 Tangerine Street, South to Bligh Street, west to Normandy Street, south to Mitchell Street, north along Hercules Street to Tangerine Street (currently R2 Low Density Residential land) be considered for R3 Medium Density Residential,
4. **Fairfield East / Villawood (North) Precinct** - Land within Fairfield East located in the precinct approximately bounded by the beginning from 64 Tangerine Street east to Mandarin Street (inclusive of all properties along Mandarin Street and within the immediate precinct currently zoned R3 Medium Density Residential except 32 to 36 Tangerine Street and 82 to 84 Mandarin Street), south to River Avenue and inclusive of R3 Medium Density Residential zoned land east of Mandarin Street in Bligh and Belmore Streets, west to Normandy Street, north along Normanby Street to Bligh Street, east to eastern edge of the primary school boundary and heading north along this boundary to Tangerine Street (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.
5. **Villawood Precinct (South)** - Land within Villawood located in the precinct bounded by and beginning with 45 Villawood Road east to Kamira Avenue, south along Kamira Avenue and inclusive of R3 Medium Density Residential land east to Villawood Road south to Kirrang Road, north west/north to Wattle Avenue, west to and including 31 Wattle Avenue and north along its side boundary to the railway line, thence east to Kamira Avenue (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

In addition to the above five precincts land at 2 - 10 Jacaranda Court, Fairfield East (currently Zone R2 Low Density Residential) is to be rezoned RE1 Public Recreation zone as previously discussed in Section 1.2 of this Planning Proposal.

1.4 Surrounding Development

The precincts are contained within established areas significantly developed and expanded during the post WWII period. Surrounding development is typified as:

Fairfield Precinct North / Fairfield Heights Precinct –To the east of Sackville Street, development within the existing R3 Medium Density residential zone consists of mainly detached houses with a small number of medium density developments.

Surrounding the subject area to the south and east is high density housing, typically 3 to 4 storey residential flat buildings predominately developed in the 1970s, as well as the Fairfield mixed use commercial and retail centre. A standalone shopping centre (site area 42,900m²), the Fairfield Forum, is located on Cunninghame Street surrounded by an extensive at grade car park. To the north, across Polding Street, is a low density residential environment with both post WWII cottages and larger new dwellings. A service station and place of public worship is within close proximity.

To the west of Sackville Street, development within the existing R2 Low Density Residential zone consists of mainly detached houses with a small number of medium density developments. The age of housing stock is predominately post WWII cottages, with larger, new dwellings progressively replacing older houses.

Surrounding the subject area is a greater mix of low and medium density housing, with Fairfield Heights shopping centre being 500 metres to the west along The Boulevard with retail shopfronts, a supermarket and other community uses. Local open space (900 m²) immediately adjoins the subject area. Smaller neighbourhood parks are located within a 400 metre radius. A growing number of narrow lot housing developments on existing lots with a width between 6.7 and 7 metres are located to the south of the subject land within narrow lot precincts.

Fairfield Precinct South – the existing R3 Medium Density Residential precinct contains a mix of post WWII detached cottages, larger new dwellings progressively replacing older homes, and pockets of medium density development spread throughout the area. To the south of Frederick Street, a small number of narrow lot housing on lots have been developed on existing lots with a width between 6.7 and 7 metres.

Surrounding the subject land to the north and east is high density housing, typically 3 to 4 storey residential flat buildings predominately developed in the 1970s, as well as the Fairfield mixed use commercial and retail centre. The subject land also adjoins the Southern railway line to the east. South of Coleraine Street a growing number of narrow lot housing developments on existing lots with a width between 6.7 and 7 metres are being developed within a narrow lot precinct.

However, the area contains predominately post WWII detached cottages and larger new dwellings progressively replacing older homes. A neighbourhood park (4100m²) is located within this precinct. To the west of Sackville Street is an older post WWII low density residential environment progressively being renewed with new housing. A primary school is located within this adjoining precinct.

Fairfield East Precinct (West) – the existing R2 Low Density Residential zoned area west of Normanby Street contains two storey detached cottages on lots less than 450 m² as part of a residential redevelopment, forming a medium density environment containing a

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

neighbourhood park. The portion of R2 Low Density Residential zoned land east of Normanby Street contains a small number of detached cottages, an aged care facility and a primary school.

Surrounding the subject land to the north, east, south and west is a R2 Low Density Residential zone consisting of detached post WWII cottages, with larger new dwellings progressive replacing older housing. Pockets of medium density housing on a small number of sites are scattered in the surrounding neighbourhood.

Fairfield East / Villawood (North) Precinct - The existing R3 Medium Density Residential zoned area consists of mainly detached post WWII brick and fibro cottages with a small number of community housing medium density developments constructed since 2010 to replace existing low density housing stock. A small neighbourhood park (1238 m²) is contained within the precinct. Surrounding the subject land to the north is a R2 Low Density Residential zone consisting of detached post WWII cottages, with larger new dwellings progressive replacing older housing.

To the east is light industrial and business development zoned land, with a large prefabricated building with solid wall along the eastern edge of the subject land, thereby reducing traffic noise from Woodville Road. The light industrial developments are contained within a 14,000 m² site area, with a car park immediately adjoining the subject land's eastern boundary to the north of the precinct.

To the south is the railway line adjoining River Road and Villawood railway station. To the west is a R2 Low Density Residential zone consisting of detached post WWII cottages, with larger new dwellings progressive replacing older housing. Pockets of medium density housing on a small number of sites are scattered in the surrounding neighbourhood.

Villawood Precinct (South) -

The existing R3 Medium Density Residential zoned area consists of mainly detached post WWII brick and fibro cottages, with larger new dwellings progressive replacing older housing. Surrounding the subject land to the north is the railway line, to the east vacant R4 High Density Residential zoned land with a concept for a multi storey residential development adjoining the Villawood local centre and Villawood railway station.

A small pocket park is also located to the east, with Villawood local centre in immediate proximity. To the south and west is R3 Medium Density Residential zoned land consisting of detached post WWII brick and fibro cottages, a community housing medium density development constructed since 2010 to replace existing low density housing stock, and larger new dwellings progressive replacing older housing.

Beyond the R3 zone boundary is R2 Low Density Residential zoned land, with aged and new detached housing and a primary school, and medium density community housing. Land has been zoned and acquired to create a small neighbourhood park (3200m²) in close proximity to the subject land, with a child care facility adjoining it. The Horsley Drive, Hume Highway (Liverpool Road), Woodville Road and the railway line contain this surrounding precinct within clear boundaries.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

2. Parts of the Planning Proposal

2.1 Part 1 - Objectives or Intended Outcomes

The intended outcome of the Planning Proposal is to rezone precincts within Fairfield City (east of the Cumberland Highway) to permit higher density forms of residential development than are currently permitted under the existing zoning applying to the land.

These areas have been identified due to their strategic location in close proximity to public transport corridors and retail/business centres which can meet the needs of local and future residents.

The Planning Proposal also aims to rezone a parcel of Council owned public open space land from the existing R2 Low Density Residential zone to a RE1 Public Recreation zone to reflect the current and future use of the land for public recreation purposes.

In summary, the objectives of the Planning Proposal are to amend the Fairfield Local Environmental Plan 2013 as follows:

- a) To rezone R2 Low Density Residential land and R3 Medium Density Residential land in the vicinity of Fairfield, **Fairfield Heights** and Villawood town centres to an R4 High Density Residential zone;
- b) To rezone R2 Low Density Residential land in Fairfield East to an R3 Medium Density Residential zone, and
- c) To rezone land at 2 - 10 Jacaranda Court, Fairfield East (Lot10, DP1025300) from R2 Low Density Residential to RE1 Public Recreation.
- d) To amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps as described in detail within Part 4 – Maps.

The planning proposal applies to the following land:

- a) in the Fairfield and **Fairfield Heights** corridor located between Polding Street and Churchill Street, Fairfield (currently zoned R2 Low Density Residential and R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential.
- b) in the Fairfield and Canley Vale corridor located north of Coleraine Street, Fairfield (currently zoned R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential
- c) in Fairfield East north of Villawood Railway Station (currently R2 Low Density Residential land) to be rezoned to Zone R3 Medium Density Residential,
- d) in Fairfield East and Villawood north of Villawood Station (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.
- e) in Villawood south of Villawood Station (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.
- f) at 2 to 10 Jacaranda Court Fairfield East (currently Zone R2 Low Density Residential) to be rezoned Zone RE1 Public Recreation.

The planning proposal is in accordance with Council's decision at its meeting on 28 July 2015 - see **Attachment A** for Council report and minutes.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

2.2 Part 2- Explanation of Provisions

To achieve the objectives mentioned above, the Planning Proposal will need to amend the Fairfield Local Environmental Plan 2013 (FLEP 2013) as follows:.

- a) Zone R2 Low Density Residential land in **Fairfield Heights** to Zone R4 High Density Residential and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps; and
- b) Zone R3 Medium Density Residential land in the vicinity of Fairfield, Fairfield East and Villawood town centres to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps;
- c) Zone 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
- d) 2-10 Jacaranda Court Fairfield East (Lot10, 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.

Refer to Appendices depicting the above mentioned sites and related maps.

- Appendix A.1 The land subject to the Planning Proposal
- Appendix A.2 Current and proposed Land Use Zone
- Appendix A.3 Current and proposed Floor Space Ratio
- Appendix A.4 Current and proposed Height of Buildings
- Appendix A.5 Current and proposed Lot Size
- Appendix A.6 Current and proposed Lot Size for Dual Occupancy Development

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

2.3 Part 3 – Justification**Section A – Need for a planning proposal****Is the planning proposal a result of any strategic study or report?**

Yes. The Planning Proposal is in response to the State Government's former Metropolitan Strategy and draft West Central Sub-Regional Strategy. Council also prepared a draft Residential Development Strategy in 2009 to assist Council to meet its obligations for the provision of dwelling targets to meet the needs of the future population as proposed under the draft WCSRS.

The draft Fairfield Residential Development Strategy 2009 (copy attached in Appendix ?) was prepared by a consultant appointed by Council and aims to ensure a clear understanding of the social, environmental, demographic and economic factors associated with identifying opportunities for the rezoning of land to increase residential densities.

Existing planning controls were subsequently reviewed to determine their effectiveness in permitting appropriate forms of residential development to meet the future housing needs of the population. Consequently amendments are now required to Fairfield LEP 2013 to enable the future redevelopment of the five precincts identified for higher density forms of residential development including multi-unit housing, residential flat buildings and shop top housing.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal is the best means of achieving the intended outcome of redevelopment of planned precincts for higher density forms of residential development, by rezoning land to permit the relevant form of housing.

Is there a net community benefit?

Yes. The Planning Proposal will deliver a net community benefit by providing opportunities for the development of housing which:

- Increases housing diversity with the Fairfield LGA;
- Will potentially increase the provision of affordable housing;
- improves access to public transport;
- assists older people to downsize;
- assists first time property buyers to enter the property market;
- provides certainty to residents as to where housing will be located in the future;
- maintains the low density character of the remaining suburban areas by identifying precincts for up-zoning near shops and public transport with minimal constraints;
- improves access for more residents to retail, education, health, leisure and entertainment;
- contributes to the revitalisation of commercial centres; and
- promotes local employment opportunities.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Table A – Net Community Benefit Test Assessment

Evaluation Criteria	Assessment	✓/x
Will the LEP be compatible with agreed State and regional strategic direction for development in the area?	The amendment proposes to up-zone land identified in five precincts within Fairfield City which are in close proximity to public transport infrastructure and retail/business centres. This proposal supports many strategic Directions contained within a Plan for Growing Sydney and the draft WCSRS. The purpose of the Planning Proposal is to facilitate implementation of approximately 60% of Council allocated additional dwellings target under the draft South West Sub-Regional Strategy.	✓
Is the LEP located in a global/regional city, strategic centre or corridor nominated within the Metropolitan Strategy or other regional/subregional strategy?	No. There are no global/regional cities or strategic centres identified within Fairfield City. The precincts covered by this Planning Proposal are predominantly adjoining and surrounding local centres and Fairfield Town Centre.	✓
Is the LEP likely to create a precedent or create or change the expectations of the landowner or other landholders?	No. The LEP amendment proposes to facilitate rezoning of five specific residential precincts which have been identified under Council's draft Residential Development Strategy. The land affected by the Planning Proposal is specifically identified due to its strategic location in close proximity to established town centres and public transport facilities. Significant research and review of social, environmental, economic and demographic information has led to these areas being recommended for up-zoning. Council has also conducted significant community consultation to gauge land owners expectations within and around these precincts. Whilst it will be impossible to meet the expectations of every landowner (particularly of adjoining lands), Council believes that the background work undertaken to date will provide a sound justification for limiting the rezoning of land to the areas identified under this Planning Proposal.	✓
Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?	Yes. The LEP Amendment is as a result of a Council resolution at its Comprehensive LEP Committee on 17 April 2012. The Planning Proposal is as a result of recommendations contained within Council's draft Residential Development Strategy and accordingly, in the short term it is unlikely that any other spot rezoning would be pursued by Council in the precinct.	✓
Will the LEP facilitate a permanent employment generating activity or result in a loss of employment lands?	No. The LEP aims to facilitate increased residential development in existing residential areas and will not result in a loss of employment lands.	✓
Will the LEP impact upon the supply of residential land and therefore housing supply and affordability?	The proposal will maintain the current supply of residential land, however will increase the development potential of that land and in turn significantly increase housing supply and potentially affordability within the City of Fairfield.	✓
Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the	The existing road and utilities infrastructure is considered capable of servicing the increased residential density. Further consultation will be	✓

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Evaluation Criteria	Assessment	✓/x
proposed site?	undertaken with relevant state agencies and infrastructure providers during the public exhibition of the Planning Proposal.	
Is there good pedestrian and cycling access?	There is sufficient pedestrian and cycle access to the precincts nominated for rezoning and also providing greater access to local shops and public open space.	
Is public transport currently available or is there infrastructure capacity to support future public transport?	The lands identified in this Planning Proposal benefit from good access to a number of railway stations and regular bus routes running along strategic transport corridors.	
Will the proposal result in changes to the car distances travelled by customers, employees and suppliers? If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety?	It is not anticipated to that the Planning Proposal will increase car distance travelled by residents. The Planning Proposal aims to increase residential accommodation around strategic centres and public transport nodes/corridors thus reducing the likely impacts in terms of greenhouse gas emissions, operating costs and road safety.	✓
Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? If so, what is the expected impact?	Yes. The expected impact of the proposal is that there will be additional patronage on the strategic bus corridors and the existing rail network.	✓
Will the proposal impact on land that the Government has identified a need to protect (e.g. land with high biodiversity values) or have other environmental impacts?	No.	✓
Will the LEP be compatible or complementary with surrounding land uses?	The proposal is compatible with the surrounding residential land uses as well as the character and density of surrounding residential development.	✓
What is the impact on amenity in the location and wider community?	The proposal will likely generate redevelopment of lands in the future and gentrification of many existing areas. This will contribute to improved streetscape and visual amenity. There will however be intermittent impacts on amenity of existing residents during the future demolition and construction of new housing.	
Will the public domain improve?	The proposal does not propose improvement to the public domain however funds collected through Section 94 contributions will be reinvested into many areas of the public domain.	
Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?	N/A	✓
If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?	N/A.	✓

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Evaluation Criteria	Assessment	✓/x
What are the public interest reasons for preparing the draft plan?	The proposal is in response to submissions received during the public exhibition of Council's Standard Instrument LEP in early 2012 and Council's draft Residential Development Strategy (RDS).	✓
What are the implications of not proceeding at that time?	The implication of not proceeding at this time is the lands identified by the proposal will continue to develop in an ad hoc manner consistent with the current zoning. This will have a significant impact on Council's ability to meet its allocated dwelling target under the Sydney Metropolitan Plan 2036 and draft West Central Sub-Regional Strategy.	

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

As discussed in Section A above, the Planning Proposal forms part of Council's response to the allocation of an additional 24,000 dwellings within the City of Fairfield by 2031 under the State Government's Metropolitan Plan for Sydney 2036 and DWCSRS.

The Planning Proposal is consistent with a number of objectives contained within the Sydney Metropolitan Strategy including:

- OBJECTIVE D1 -To ensure an adequate supply of land and sites for residential development.
- OBJECTIVE D2 - To produce housing that suits our expected future needs.
- OBJECTIVE D3 - To improve housing affordability

The Planning Proposal is consistent with a number of objectives and actions contained within the DWCSRS including:

- C1.3 - Plan for increased housing capacity targets in existing areas.
- C2.1 - Focus residential development around centres, town centres, villages and neighbourhood centres.
- C2.3 - Provide a mix of housing.

Is the planning proposal consistent with the local Council's community strategic plan, or other local strategic plan?

Fairfield City Plan 2010-2020 - Community Strategic Plan sets out goals and aspirations of Council and the Community in respect to what they want to see happen in Fairfield City in the next decade. The proposed amendment is considered to be consistent with directions and themes contained in the Fairfield City Plan 2010 – 2020 aimed at providing a mix of housing and tenure types for all sectors and in providing more affordable rental housing.

Is the planning proposal consistent with the applicable state environmental policies?

The relevant State Environmental Planning Policies are outlined in the table below:

ATTACHMENT D

Item: 105

Planning Proposal - RDS East - Residential Upzonings

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

SEPP Title	Relevance	Consistency of Planning Proposal
SEPP 19 – Bushland in Urban Areas	No	
SEPP 21 – Caravan Parks	No	
SEPP 30 – Intensive Agriculture	No	
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	Yes	Consistent
SEPP 33 – Hazardous and Offensive Development	No	
SEPP 50 – Canal Estate Development	No	
SEPP 55 – Remediation of Land	No	
SEPP 62 – Sustainable Aquaculture	No	
SEPP 64 – Advertising and Signage	No	
SEPP 65 – Design Quality of Residential Flat Development	No	
SEPP 70 – Affordable Housing (Revised Schemes)	No	
SEPP (Affordable Rental Housing) 2009	No	
SEPP (Building Sustainability Index: BASIX) 2004	No	
SEPP (Exempt and Complying Development Codes) 2008	No	
SEPP (Housing for Seniors or People with a Disability) 2004	No	
SEPP (Infrastructure) 2007	No	
SEPP (Major Development) 2005	No	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	No	
SEPP (Miscellaneous Consent Provisions) 2007	No	
SEPP (State and Regional Development) 2011	No	

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

The relevant Sydney Regional Environmental Plans are outlined in the table below:

SREP Title	Relevance	Consistency of Planning Proposal
SREP 9 – Extractive Industry (No 2 – 1995)	N/A	
SREP 18 – Public Transport Corridors	N/A	
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	N/A	
GMREP No.2 – Georges River Catchment	N/A	

Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The relevant Section 117 Directions contained within the Environmental Planning and Assessment Act 1979 are outlined in the table below:

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	<ul style="list-style-type: none"> Encourage employment growth in suitable locations Protect employment land in business and industrial zones Support the viability of identified strategic centres. 	The proposal does not affect land within any existing or proposed business or industrial zone.	NA
1.2 Rural Zones	<ul style="list-style-type: none"> Protect agricultural production value of rural land. 	The proposal does not affect land within any existing or proposed rural zone	NA
1.3 Mining, Petroleum Production and Extractive Industries	<ul style="list-style-type: none"> Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. 	The proposal does not prohibit mining or restrict the potential development of resources	NA
1.4 Oyster Aquaculture	<ul style="list-style-type: none"> Protect oyster aquaculture areas. 	The proposal does not apply to any Priority Oyster Aquaculture Areas and other oyster aquaculture outside such an area.	NA
1.5 Rural Lands	Not applicable to Fairfield LGA	Not applicable to Fairfield LGA	NA
2. Environment and Heritage			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> Protect and conserve environmentally sensitive areas. 	The proposal does not apply to any land within an environment protection zone or any land otherwise identified for environmental protection purposes under FLEP 2013	NA

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
2.2 Coastal Protection	<ul style="list-style-type: none"> Implement the principles in the NSW Coastal Policy. 	This proposal does not apply to any land identified within the coastal zone as defined under the Coastal Protection Act 1979	NA
2.3 Heritage Conservation	<ul style="list-style-type: none"> Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. 	There are a small number of items of environmental heritage included within the land identified by this Planning Proposal. This proposed amendment to Fairfield LEP 2013 does not in itself have any direct impact of the heritage significance of these sites. Future redevelopment proposals that will be initiated by the proposed amendments to Fairfield LEP 2013 will need to assess the heritage impacts on individual heritage items either affected by or in the vicinity of such proposals. This will be undertaken individually at each subsequent development application stage.	YES
2.4 Recreation Vehicle Areas	<ul style="list-style-type: none"> Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. 	The proposal does not enable land to be development for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983)	NA
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	<ul style="list-style-type: none"> 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 Minimise the impact of residential development on the environment and resource lands. 	The proposal is consistent with this Direction as it broadens the choice of building types and location available to increase densities. It makes more efficient use of infrastructure and services. The outcome of the planning proposal will be to ultimately increase density and housing choice in existing residential areas where there is good access to existing infrastructure and services. The planning proposal will promote residential development in established areas and will accommodate part of Council's dwelling target without the need to impact upon other areas of the LGA considered to have	YES

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		greater environmental significance.	
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> Provide for a variety of housing types Provide opportunities for caravan parks and manufactured home estates. 	The proposal does not impact upon existing caravan parks and manufactured homes estates.	NA
3.3 Home Occupations	<ul style="list-style-type: none"> Encourage the carrying out of low-impact small businesses in dwelling houses. 	The planning proposal aims to increase density in established areas of the LGA which will in turn promote opportunities for the establishment of low-impact small businesses in dwelling houses.	YES
3.4 Integrating Land Use and Transport	<ul style="list-style-type: none"> Improve access to housing, jobs and services by walking, cycling and public transport. Increase choice of available transport and reducing car dependency. Reduce travel demand and distance (especially by car) Support the efficient and viable operation of public transport services Provide for the efficient movement of freight 	The proposal is consistent with this Direction as it rezones land for greater residential densities in locations that improve access to housing, jobs and services by walking, cycling and public transport. The outcome of the planning proposal will be to ultimately increase density and housing choice in existing residential areas where there is good access to existing infrastructure and services.	YES
3.5 Development Near Licensed Aerodromes	<ul style="list-style-type: none"> Ensure effective and safe operation of aerodromes Ensure aerodrome operation is not compromised by development Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures. 	This proposal does not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	NA
3.6 Shooting Ranges	<ul style="list-style-type: none"> Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. 	The proposal does not rezone land adjacent to and/or adjoining any existing shooting range.	NA

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
4. Hazard and Risk			
4.1 Acid Sulfate Soils	<ul style="list-style-type: none"> Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. 	The Planning Proposal does include the rezoning of some lands that are identified as Class 5 of the acid sulphate soils map under FLEP 2013. The relevance of this Direction will come into play upon lodgement of any future development application which proposes works on these affected sites. Rezoning of these sites to increase residential densities does not trigger an assessment under Clause 6.1 of FLEP 2013. This clause will come into consideration when future development is proposed.	YES
4.2 Mine Subsidence and Unstable Land	<ul style="list-style-type: none"> Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. 	The proposal does not apply to any land within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961 or has been identified as unstable land.	NA
4.3 Flood Prone Land	<ul style="list-style-type: none"> Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>. Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	The existing urban areas of Fairfield City are located within a floodplain (part of the Georges River Catchment). These areas are highly urbanised and have the potential to be exposed to different degrees of overland and mainstream flooding associated with stormwater runoff. Council has undertaken a number of Flood Studies which have identified several areas included within the Planning Proposal as having varying levels of flood risk. Future redevelopment of land in accordance with the proposed changes to Fairfield LEP 2013 will be required to meet the provisions of Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Government's <i>Flood Planning Development Manual 2005</i> .	YES

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		The potential for overland flooding is assessed on a case by case basis and having regard to Council flood maps and site investigations. Development is required to meet the provisions in Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Governments <i>Flood Planning Development Manual 2005</i> .	
4.4 Planning for Bushfire Protection	<ul style="list-style-type: none"> Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. Encourage sound management of bush fire prone areas. 	N/A - None of the lands identified in this Planning Proposal area affected by Bushfire Hazard/Risk	NA
5. Regional Planning			
5.1 Implementation of Regional Strategies	<ul style="list-style-type: none"> To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. 	The proposal does not include land to which any of the listed Regional Strategies apply.	NA
5.2 Sydney Drinking Water Catchments	<ul style="list-style-type: none"> To protect water quality in the hydrological catchment. 	This Direction does not apply to Fairfield City	NA
5.8 Second Sydney Airport: Badgerys Creek	<ul style="list-style-type: none"> Draft LEPs shall not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport at Badgerys Creek. 	This Direction does not apply to this Planning Proposal.	NA
6. Local Plan Making			
6.1 Approval and Referral Requirements	<ul style="list-style-type: none"> Ensure LEP provisions encourage the efficient and appropriate assessment of development 	The PP is consistent with this direction	YES
6.2 Reserving Land for Public Purposes	<ul style="list-style-type: none"> Planning proposal to facilitate the provision of public 	The provisions of the Planning Proposal do not propose any	YES

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	services and facilities by reserving land for public purposes <ul style="list-style-type: none"> Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 	changes to land reserved for public services and facilities.	
6.3 Site Specific Provisions	<ul style="list-style-type: none"> Discourage unnecessarily restrictive site specific planning controls 	The Planning Proposal aims to rezone land and amend FSR and height provisions applying to some areas but it does not propose to introduce any unnecessarily restrictive site specific planning controls.	YES
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	<ul style="list-style-type: none"> Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014. 	The planning proposal is consistent with this direction. Further details are provided earlier in this proposal under Section B – Relationship to Strategic Planning Framework	YES

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No, the land affected by this Planning Proposal does not contain any critical habitat or threatened species, communities etc.

The subject sites are currently occupied by low to medium density residential dwellings.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal involves minimal adverse environmental effects. The future re-development of sites in the precincts identified by this Planning Proposal will potentially cause environmental impacts during future construction phases. Any likely environmental effects will be controlled through the provisions of the Fairfield City Wide Development Control Plan 2013 including Chapter 3 – Environmental Site Analysis.

How has the planning proposal adequately addressed any social and economic effects?

There are a number of identified social benefits resulting from the proposed amendment to the FLEP 2013 which include:

- Diversifying the existing housing stock by providing for higher density housing, in particular within **Fairfield Heights**, Fairfield East and Villawood where the predominate form of housing stock is older detached cottages or large new dwellings
- Providing more affordable housing options which is typical of higher density housing where either ownership or renting is cheaper;
- Promoting accessible housing within existing urban areas around town centres and public transport, leading to reduced car dependence and increasing pedestrian movements.

The Planning Proposal is anticipated to have a positive economic impact by further maximising the potential of commercial and retail centres adjoining the precincts where higher density housing is proposed, as well as making public transport services more economically viable with an increase in patronage.

The Villawood local commercial centre will benefit from revitalised residential areas, with an increased new population seeking local goods and services to meet both daily and other needs.

Redevelopment activity will stimulate a number of industries associated with the development, construction and sale of new real estate property.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

It is expected that there will be an increase in demand for public infrastructure as a result of this proposal. Council consulted with key government agencies in the identification of precincts for increased residential density during preparation of the draft RDS.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

The agencies have confirmed that additional demands generated by the increase in population associated with the additional housing can either be catered for by existing services or through augmentation to services. Precincts have been selected on the basis of proximity to train stations and/or proposed strategic bus corridors and are located in areas which are sewerred and serviced by Sydney Water.

What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

Section to be completed following Gateway Determination.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

2.4 Part 4 – Mapping

This part of the Planning Proposal deals with the maps associated with the Fairfield Local Environmental Plan 2013 that are to be amended to facilitate the necessary changes as described in this report.

To achieve the objectives of the Planning Proposal, Fairfield Local Environmental Plan 2013 will be amended as follows:

Fairfield Heights – upzoning from Zone R2 Low Density Residential to Zone R4 High Density Residential

- a) Amend the relevant Land Zoning Map (LZN_016, LZN_020) for the subject land in **Fairfield Heights** from Zone R2 Low Density Residential land to Zone R4 High Density Residential;
- b) Amend the relevant Floor Space Ratio Map (FSR_016, FSR_020) for the subject land in **Fairfield Heights** from C (0.45:1) to T (2:1);
- c) Amend the relevant Height of Building Map (HOB_016, HOB_020) for the subject land in **Fairfield Heights** from J (9m) to Q (20m);
- d) Amend the relevant Lot Size Map (LSZ_016, LSZ_020) for the subject land in Fairfield Heights by deleting G (450 m²) and thereby removing the Lot Size development standard.
- e) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD_016, LSD_020) for the subject land in Fairfield Heights by deleting M (600 m²) and T (900 m²) and thereby removing the Lot Size for Dual Occupancy Development development standard.

Fairfield, Fairfield East and Villawood – upzoning from Zone R3 Medium Density Residential to Zone R4 High Density Residential

- f) Amend the relevant Land Zoning Map (LZN_020, LZN021) for the subject land in Fairfield, Fairfield East and Villawood from Zone R3 Medium Density Residential to Zone R4 High Density Residential;
- g) Amend the relevant Floor Space Ratio Map (FSR_020, FSR_021) for the subject land in Fairfield, Fairfield East and Villawood from C (0.45:1) to T (2:1);
- h) Amend the relevant Height of Building Map (HOB_020, HOB_021) for the subject land in Fairfield Heights from J (9m) to Q (20m);

Fairfield East - upzoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential

- i) Amend the relevant Land Zoning Map (LZN_020) for the subject land in Fairfield East from Zone R2 Low Density Residential to Zone R3 Medium Density Residential land;
- j) Amend the relevant Lot Size Map (LSZ_020) for the subject land in Fairfield East by deleting G (450 m²) and thereby removing the Lot Size development standard;
- k) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD_020) for the subject land in Fairfield East by deleting M (600 m²) and thereby removing the Lot Size for Dual Occupancy Development development standard.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

**Fairfield East – change in zone from Zone R2 Low Density Residential to Zone RE1
Public Recreation**

- l) Amend the relevant Land Zoning Map (LZN_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation;
- m) Amend the relevant Floor Space Ratio Map (FSR_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting C (045:1) and thereby removing the Floor Space Ratio development standard.
- n) Amend the relevant Height of Building Map (HOB_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting J (9m) and thereby removing the Height of Building development standard;
- o) Amend the relevant Lot Size Map (LSZ_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting G (450 m²) and thereby removing the Lot Size development standard;
- p) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting M (600 m²) and thereby removing the Lot Size for Dual Occupancy Development development standard.

Appendix A contains maps of existing and proposed zones and development standards applying to this Planning Proposal.

- The land subject to the Planning Proposal
- Current and proposed Land Use Zone
- Current and proposed Floor Space Ratio
- Current and proposed Height of Building
- Current and proposed Lot Size
- Current and proposed Lot Size for Dual Occupancy Development

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

2.5 Part 5 - Community Consultation

Community consultation is required under Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway.

Note: Section to be completed following Gateway Determination.

(The Gateway Determination will determine consultation required. Insert this information after Gateway Determination - Delete before printing)

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

2.6 Part 6 – Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	<ul style="list-style-type: none"> Prepare and submit Planning Proposal to DP&I 	August 2015
2	Gateway Determination	<ul style="list-style-type: none"> Assessment by DP&I (including LEP Panel) Advice to Council 	October 2015
3	Completion of required technical information and report (if required) back to Council	<ul style="list-style-type: none"> Prepare draft controls for Planning Proposal Update report on Gateway requirements 	November 2015
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> In accordance with Council resolution and conditions of the Gateway Determination. 	Dec 2015 / Jan 2016
5	Government Agency consultation	<ul style="list-style-type: none"> Notification letters to Government Agencies as required by Gateway Determination 	As determined by the Gateway Determination
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> Under the Gateway Determination issued by DP&I public hearing is not required. 	
7	Consideration of submission	<ul style="list-style-type: none"> Assessment and consideration of submissions 	1 month
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	1 month: INSERT DATE
9	Possible re-exhibition	<ul style="list-style-type: none"> Covering possible changes to draft Planning Proposal in light of community consultation 	Minimum 1 month
10	Report back to Council	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	1 month INSERT DATE
11	Referral to PCO and notify DP&I	<ul style="list-style-type: none"> Draft Planning Proposal assessed by PCO, legal instrument finalised Copy of the draft Planning Proposal forwarded to DP&I. 	1 month INSERT MONTH
12	Plan is made	<ul style="list-style-type: none"> Notified on Legislation web site 	1 month
Estimated Time Frame			12 months

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Appendices

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Draft Amendment - Residential Development Strategy (East) - Stage 2

Locality Map - Fairfield Precinct

The map shows the Fairfield Precinct, which is outlined by a dashed black line. The precinct is densely populated with residential buildings. Surrounding areas include Fairfield Heights to the north, Canley Vale to the south, and Fairfield Heights to the east. The map also shows the Fairfield River and the Fairfield Railway Station. A small inset map in the bottom left corner shows the location of the Fairfield Precinct within the Sydney metropolitan area. The Fairfield City logo is in the bottom right corner.

FAIRFIELD HEIGHTS

FAIRFIELD

CANLEY VALE

FAIRFIELD CITY

FAIRFIELD RIVER

FAIRFIELD RAILWAY STATION

FAIRFIELD CITY

Celebrating diversity

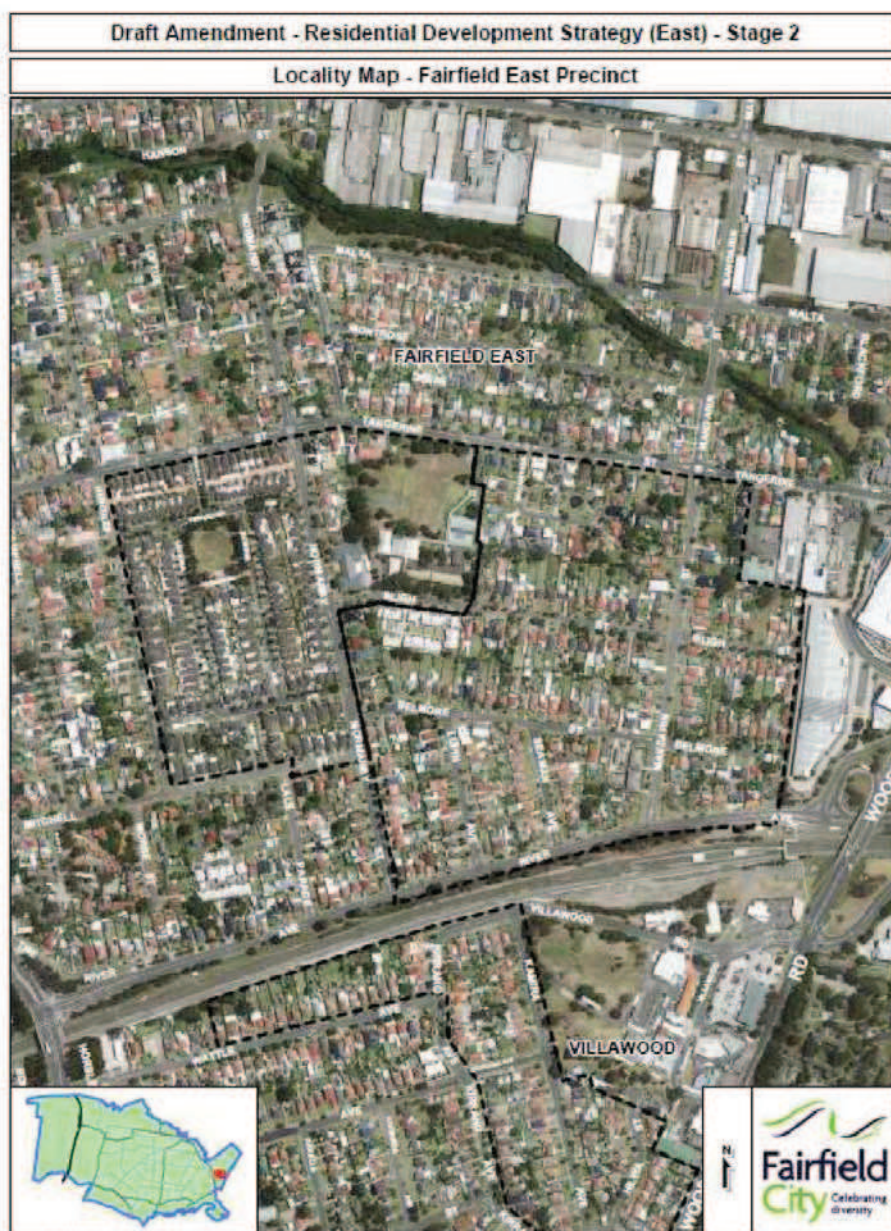
ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

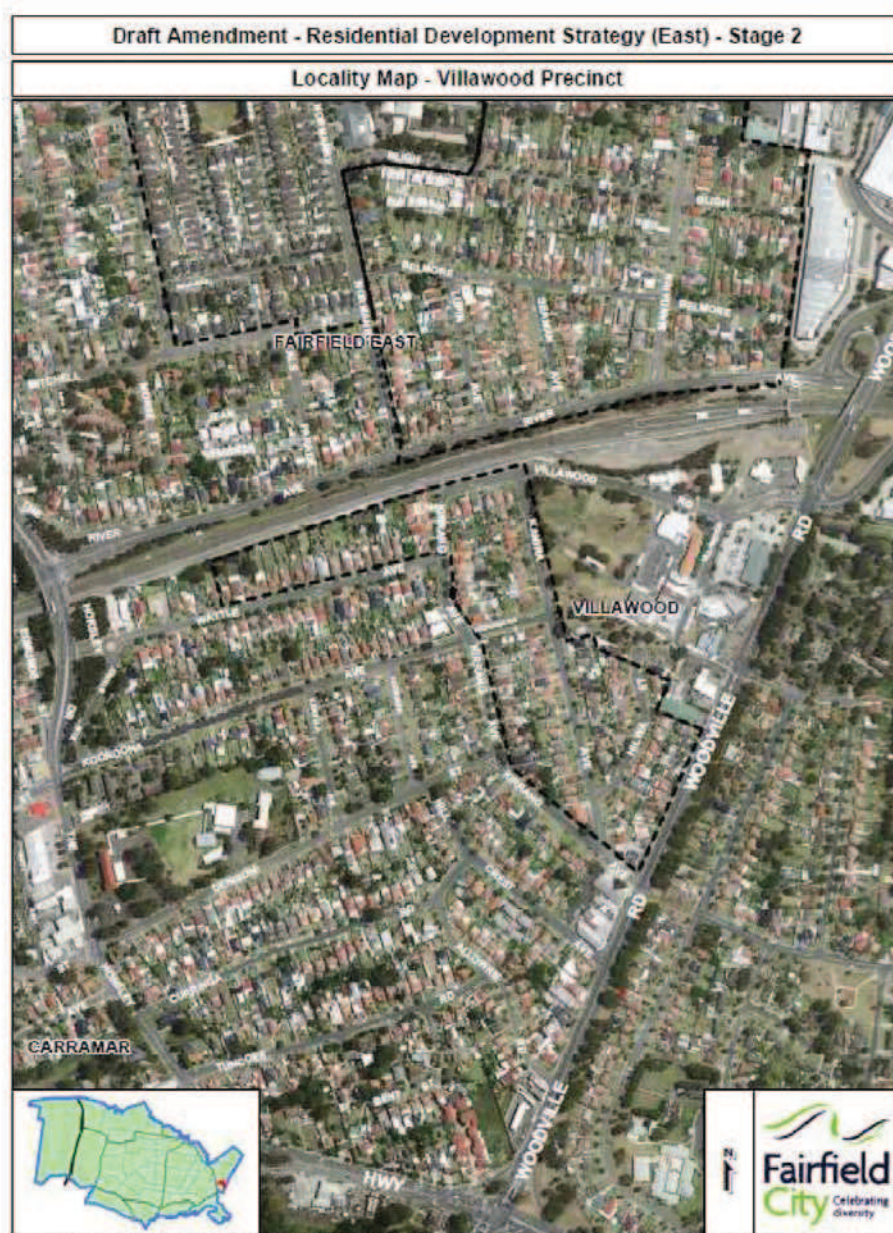
Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
 Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
 and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

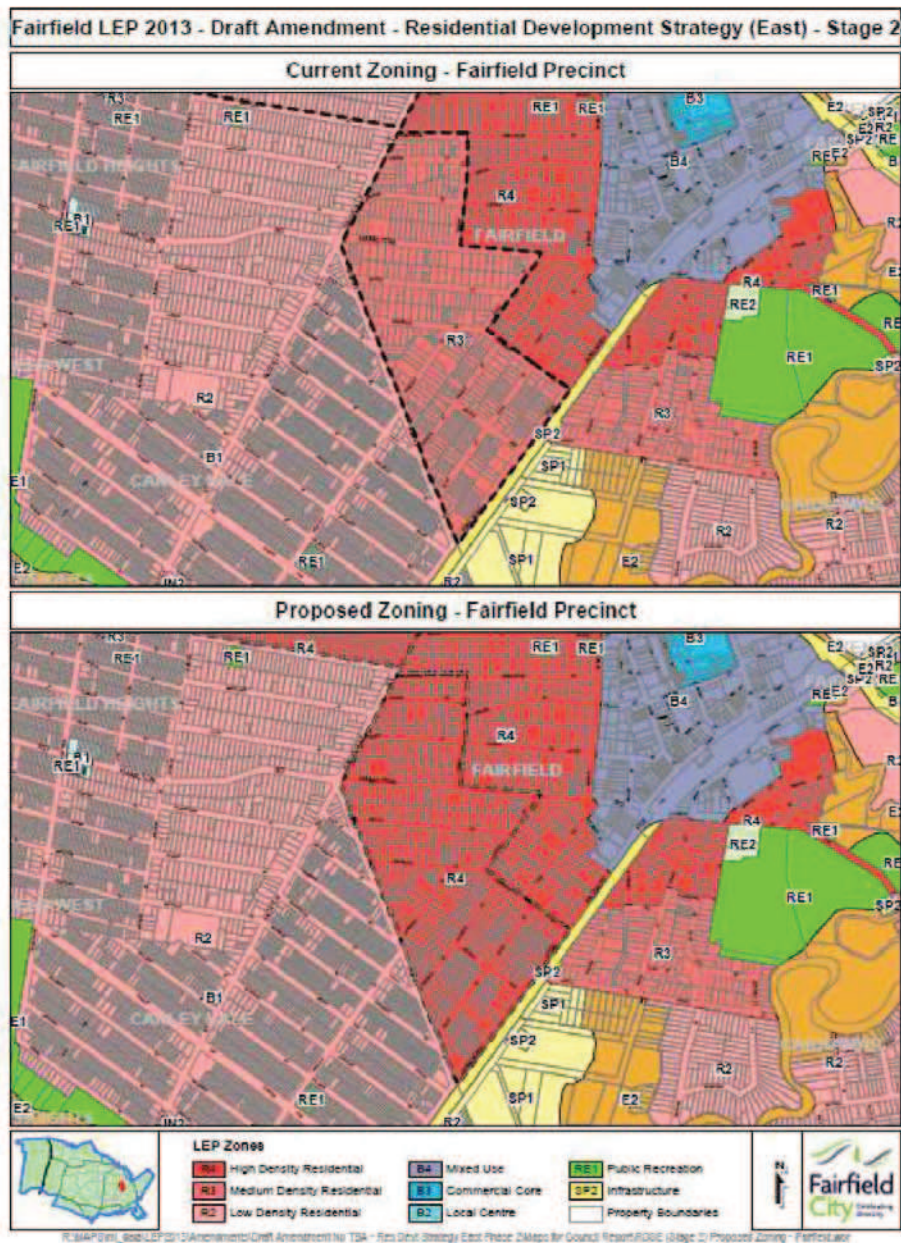
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

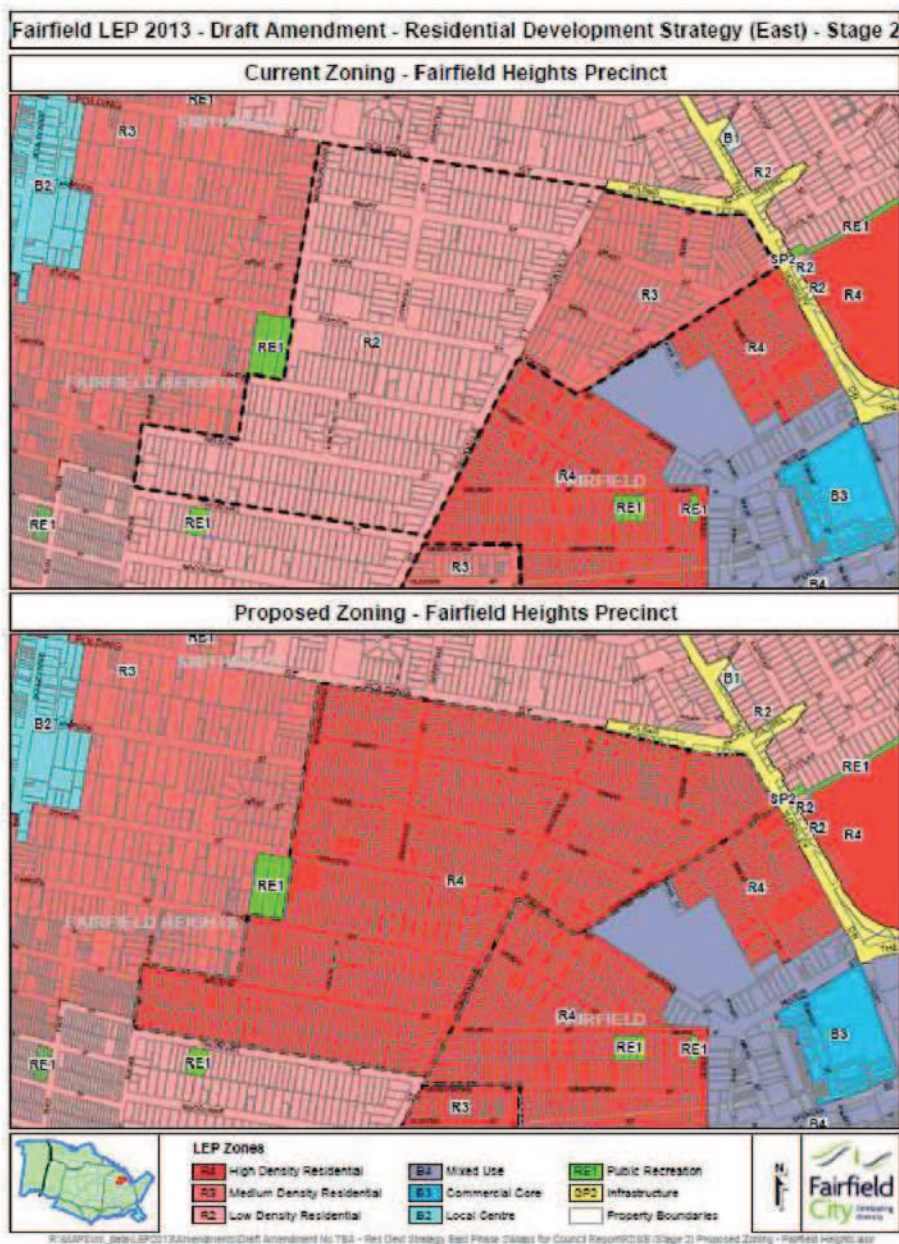
Appendix A.2 Current and proposed Land Use Zone



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

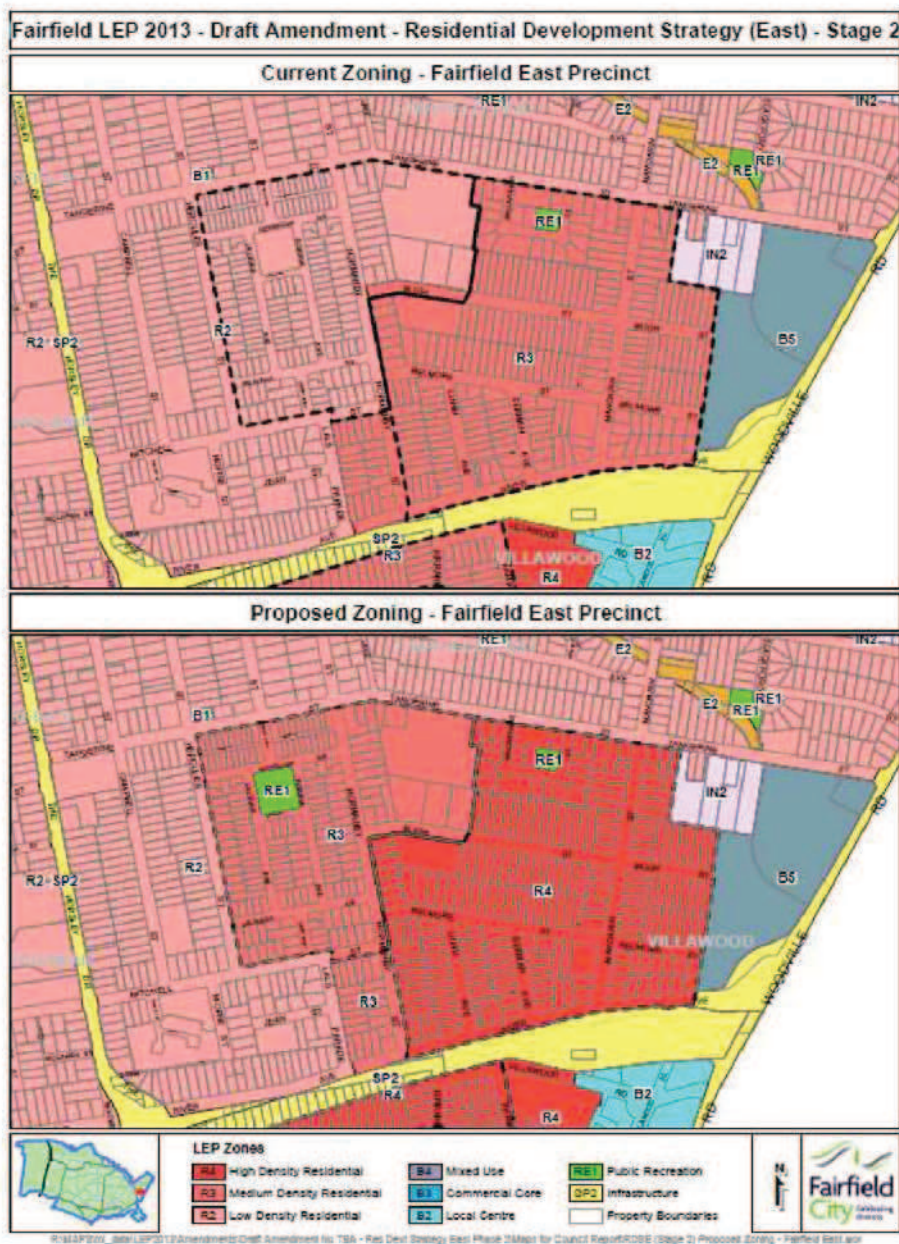
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

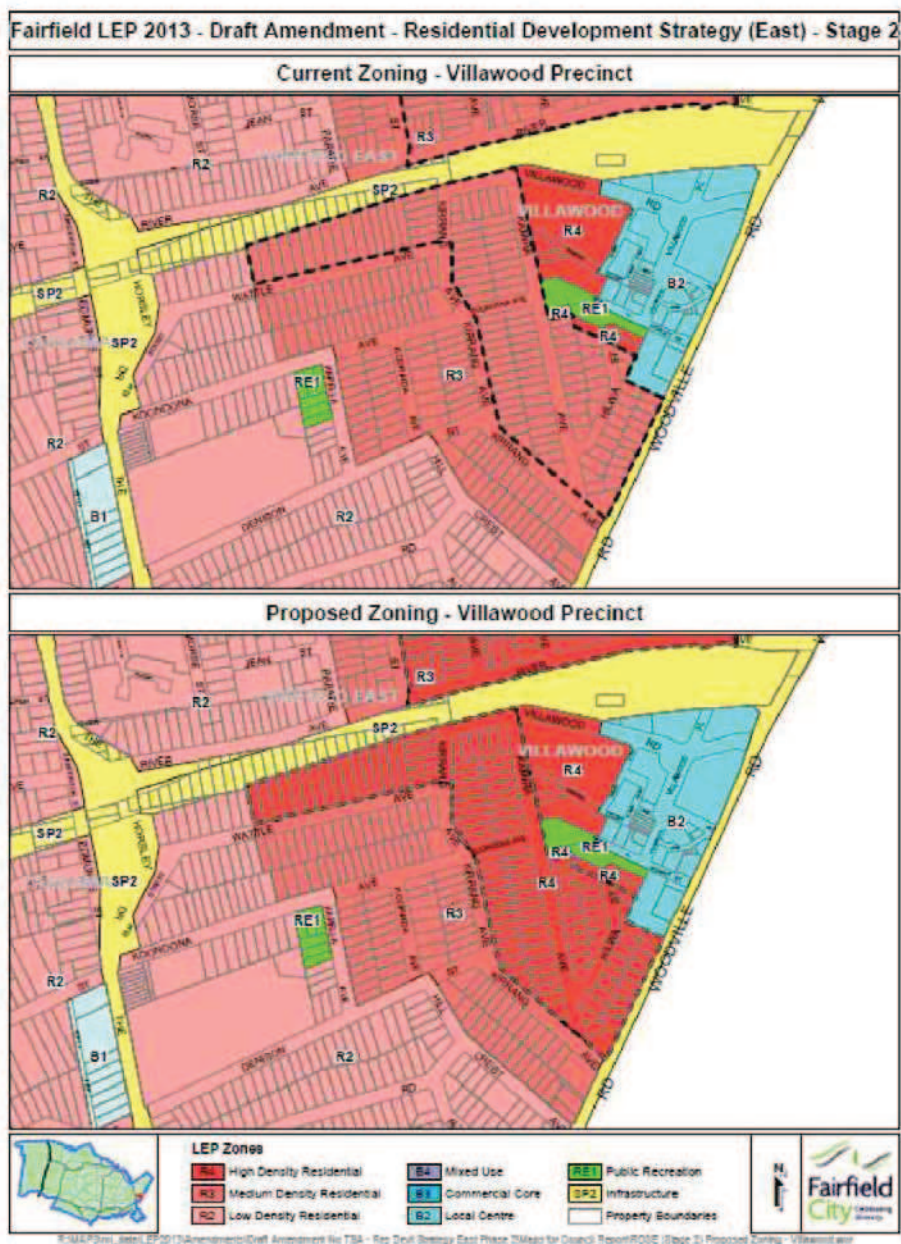
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

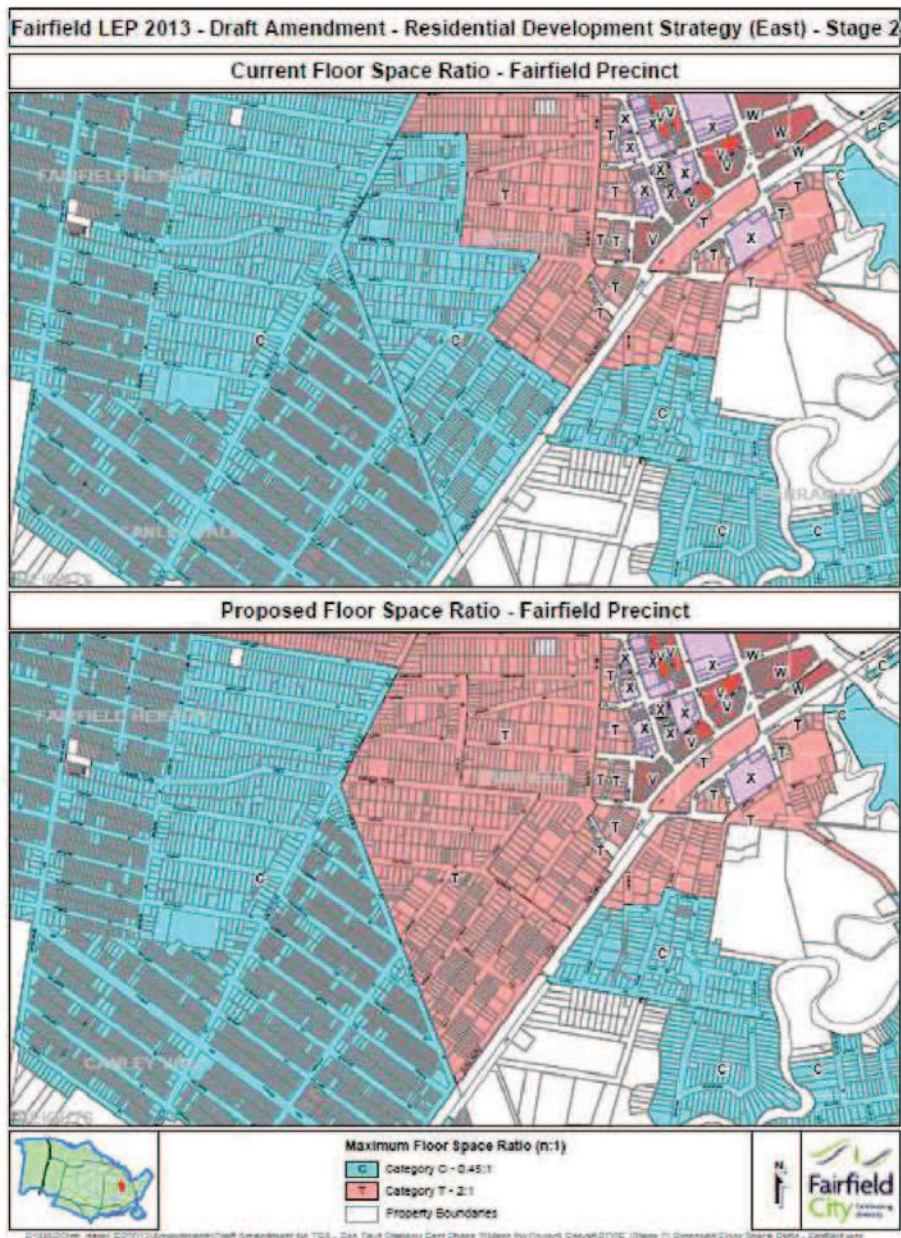
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Appendix A.3 Current and proposed Floor Space Ratio



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Floor Space Ratio - Fairfield Heights Precinct



Proposed Floor Space Ratio - Fairfield Heights Precinct



Maximum Floor Space Ratio (n:1)

Category C - 0.45:1

Category T - 2:1

Property Boundaries



E:\SAP\EP13_2013\Amendments\Draft Amendment No TBA - Res Dev Strategy - East Phase 2\Maps for Council Report\RDS (Stage 2) Proposed Floor Space Ratio - Fairfield Heights.aux

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



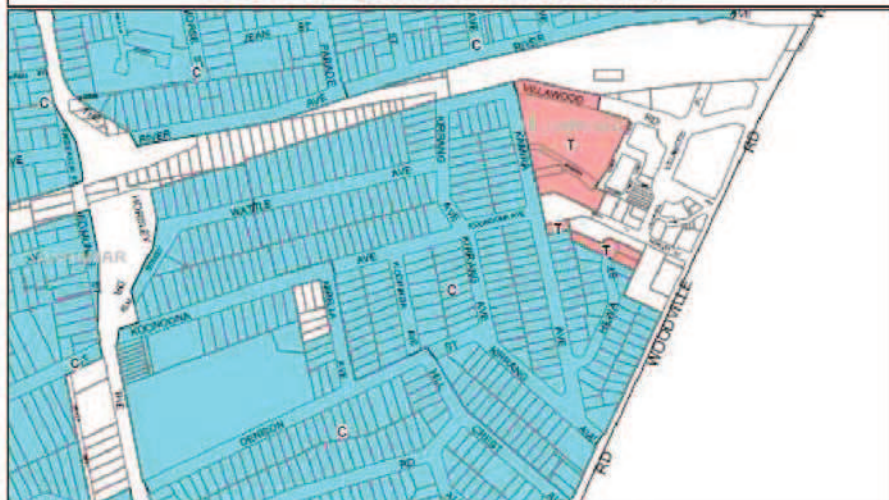
ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

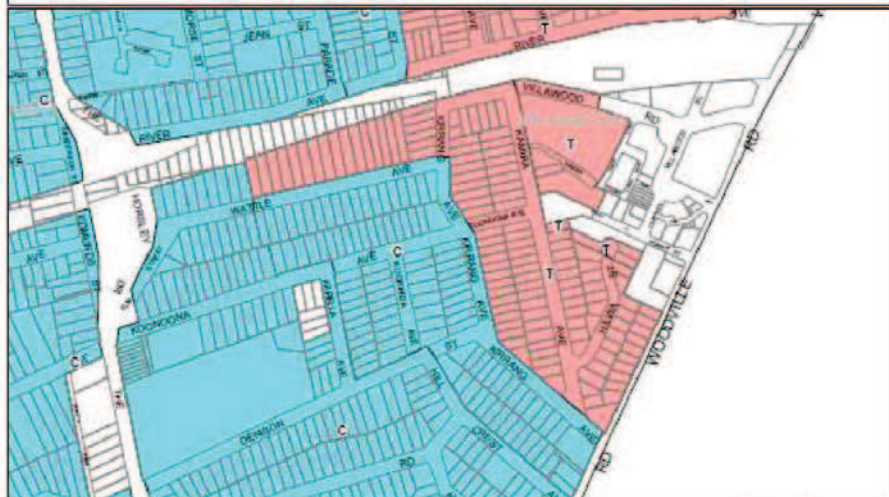
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Floor Space Ratio - Villawood Precinct



Proposed Floor Space Ratio - Villawood Precinct



Maximum Floor Space Ratio (n:1)

- Category C - 0.45:1
- Category T - 2:1
- Property Boundaries

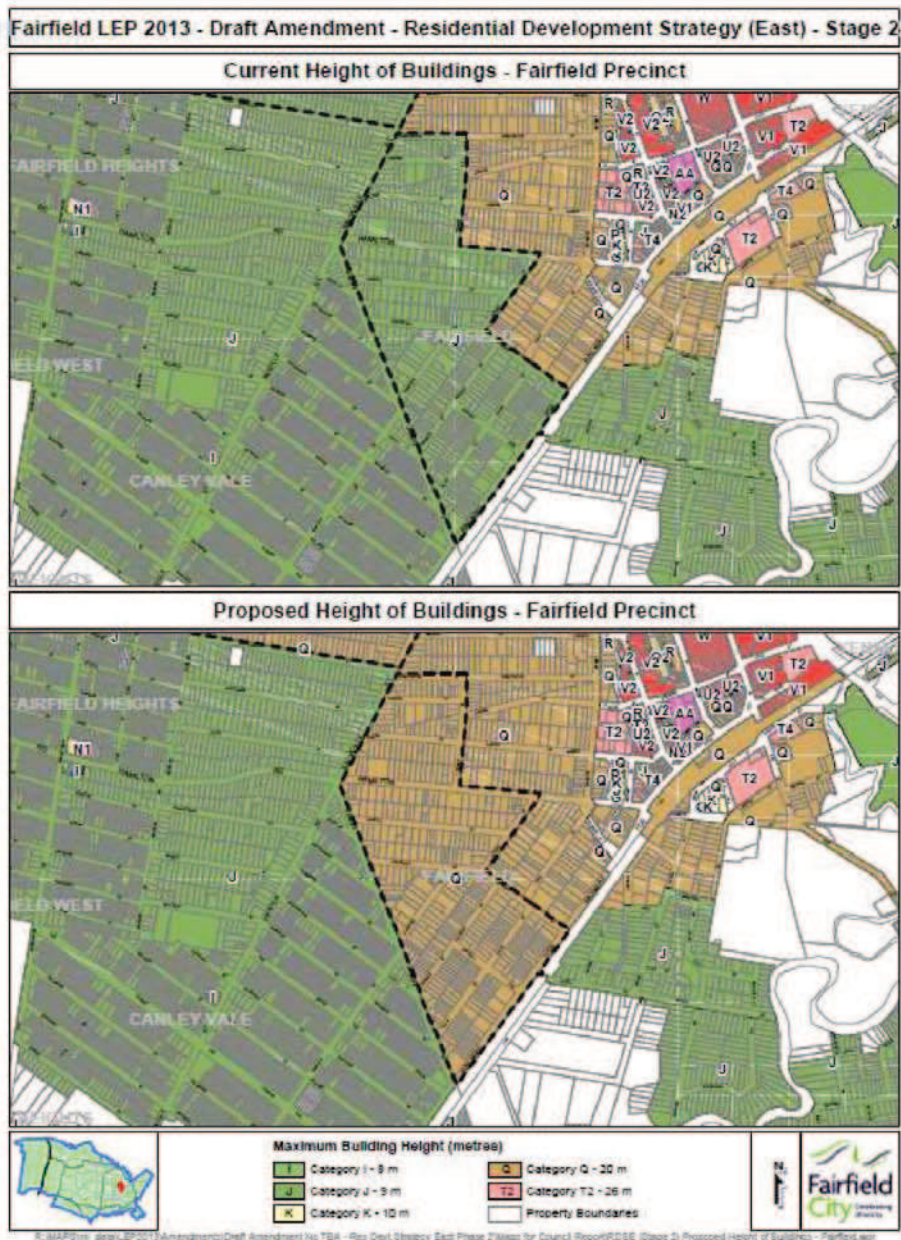


\\smap01\m_data\LEP2013\Amendments\Draft Amendment No T&A - Res Dev Strategy East Phase 2\Maps for Council Report\RDS (Stage 2) Proposed Floor Space Ratio - Villawood.aix

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Appendix A.4 Current and proposed Height of Buildings



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

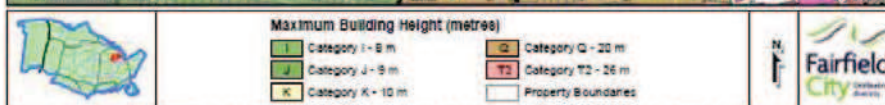
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Height of Buildings - Fairfield Heights Precinct



Proposed Height of Buildings - Fairfield Heights Precinct

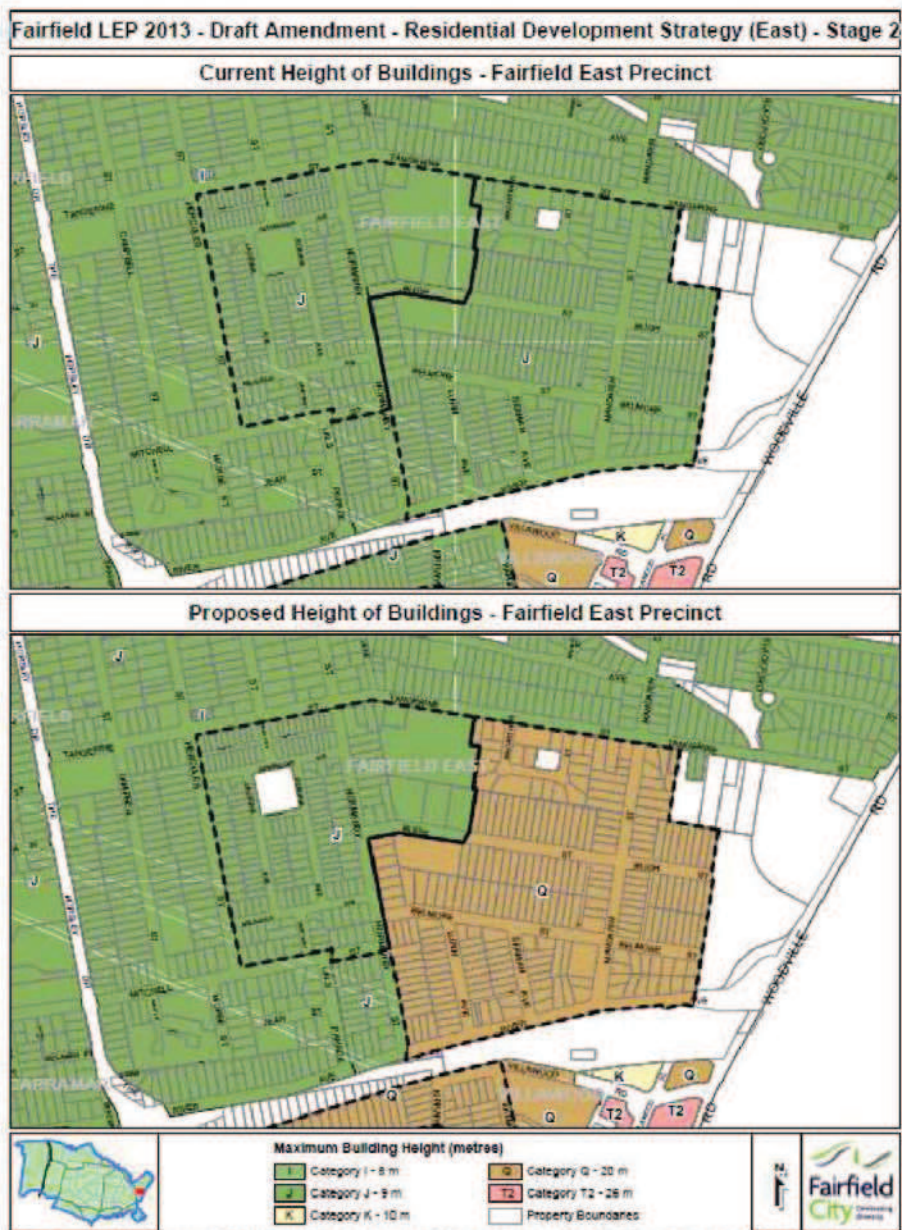


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ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Height of Buildings - Villawood Precinct



Proposed Height of Buildings - Villawood Precinct



Maximum Building Height (metres)

J	Category J - 8 m	Q	Category Q - 20 m
K	Category K - 10 m	T2	Category T2 - 26 m
			Property Boundaries



30-336-Fairfield_2013-LEP-Draft Amendment No. T2A - Res Dev Strategy Best Practice 23 Maps for Council Report RDS (Stage 2) Proposed Height of Buildings - Villawood area

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Appendix A.5 Current and proposed Lot Size



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Minimum Lot Size - Fairfield Heights Precinct



Proposed Minimum Lot Size - Fairfield Heights Precinct



Minimum Lot Size for Subdivision (sq m)

G Category G - 450 m²

Property Boundaries



© 2013 Fairfield City Council. All rights reserved. Fairfield Local Environmental Plan 2013 - Draft Amendment No 7 (RDS East) - Residential Development Strategy (East) - Stage 2. Proposed Minimum Lot Size - Fairfield Heights Precinct.

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



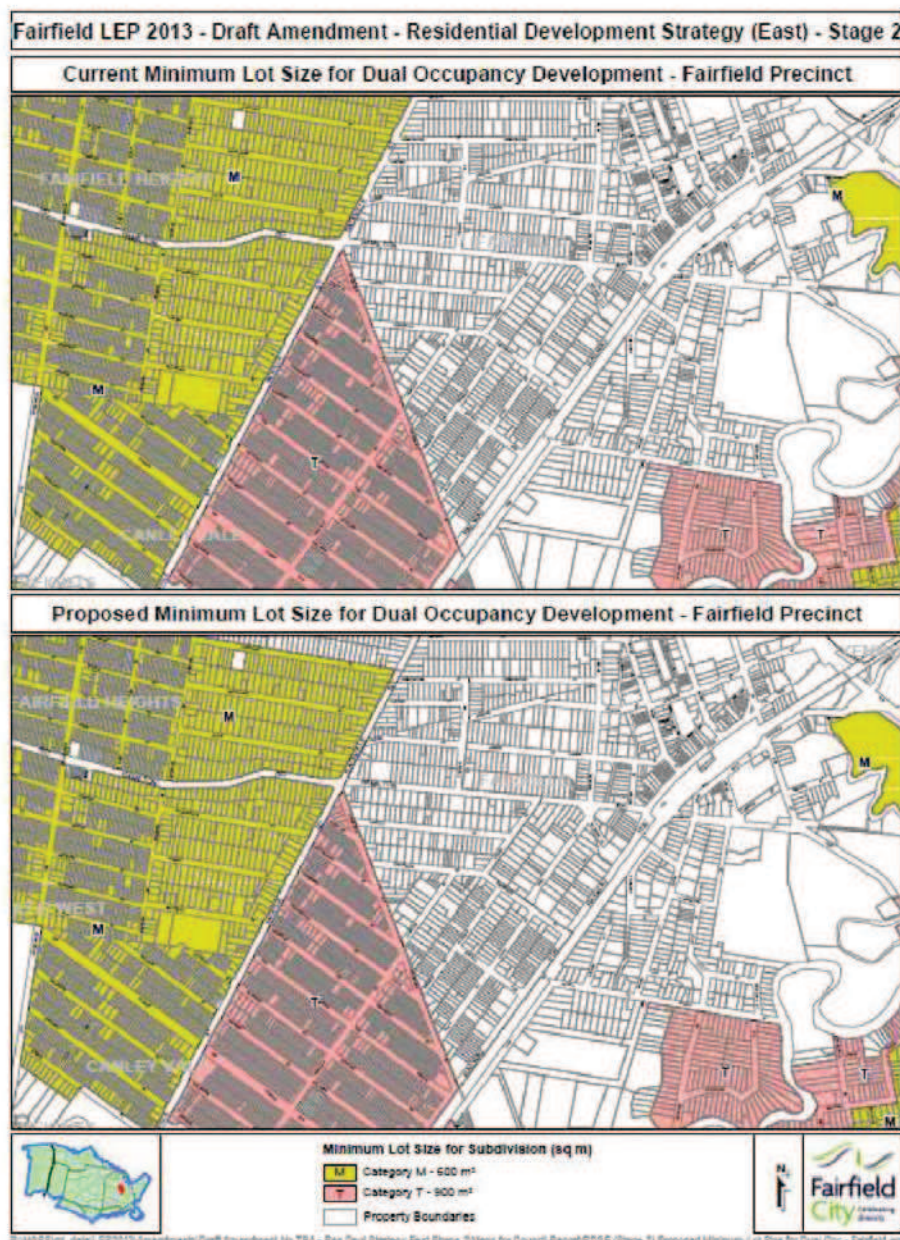
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Appendix A.6 Current and proposed Lot Size for Dual Occupancy Development



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

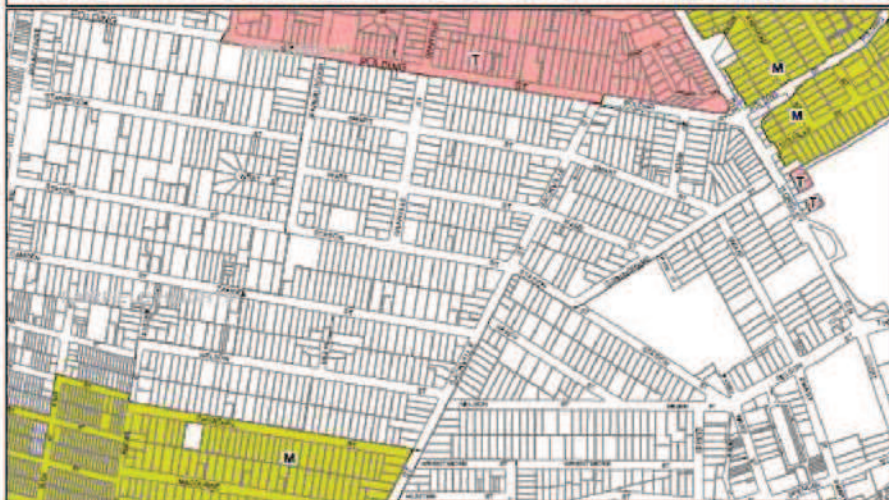
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Minimum Lot Size for Dual Occupancy Development - Fairfield Heights Precinct



Proposed Minimum Lot Size for Dual Occupancy Development - Fairfield Heights Precinct



Minimum Lot size for subdivision (sq m)

M Category M - 600 m²

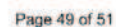
T Category T - 900 m²

Property Boundaries



J:\2013_2014\2013_2014\Amendments\Draft Amendment No. T&A - Res East (Strategy East Phase 2)\Maps for Council Report\RDS (Stage 2) - Proposed Minimum Lot Size for Dual Occ - Fairfield Heights

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East



ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated public recreation rezoning in Fairfield East

Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Minimum Lot Size for Dual Occupancy Development - Villawood Precinct



Proposed Minimum Lot Size for Dual Occupancy Development - Villawood Precinct



Minimum Lot Size for Subdivision (sq m)

M Category M - 600 m²

T Category T - 900 m²

Property Boundaries



LEP2013 - Draft Amendment No 18 - Res Dev Strategy East Precincts for Council Report RDS (Stage 2) Proposed Minimum Lot Size for Dual Occ - Villawood

ATTACHMENT D

Item: 105

Planning Proposal - RDS East - Residential Upzonings

ATTACHMENT D

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East
and Villawood, with associated public recreation rezoning in Fairfield East

Appendix B.1

Council Report – 28 July 2015