



Planning Proposal

Proposed amendments to
Fairfield Local Environmental Plan 2013

HOUSEKEEPING LEP AMENDMENT NO.2 (2017) – VARIOUS SITES
THROUGHOUT FAIRFIELD LGA

JUNE 2017

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Introduction

Executive Summary

Council periodically undertakes housekeeping amendments to the Fairfield Local Environmental Plan (*Fairfield Local Environmental Plan 2013*) to address issues that may have arisen as the result of drafting errors or to respond to issues that have been identified in the application of the provisions of the *Fairfield Local Environmental Plan 2013*.

Since the by *Fairfield Local Environmental Plan 2013* came into effect there have been a number of 'Housekeeping' amendments. This latest round of amendments apply to various sites across the Fairfield Local Government Area (LGA) and generally deal with improving consistency of the *Fairfield Local Environmental Plan 2013* provisions, reduce procedural complexity in the case of proposed revised height limits of B1 Neighbourhood Centres and ensure that the original intent of the *Fairfield Local Environmental Plan 2013* provisions are facilitated.

Detailed information of each amendment is provided within this Planning Proposal.

- 1.1. Bonnyrigg, 37 and 51 Bonnyrigg Avenue (Lot 438 DP 701592 and Lot 0 SP 92595)**
by allowing 'Business premises' as additional permitted uses to the ground floor of the subject sites.
- 1.2. Fairfield West, 84 Tasman Parade (Lot 0 SP 87321)**
 - 1.2.1.** Amending the Land Zoning Map to show the subject site as Zone R4 High Density Residential.
 - 1.2.2.** Remove the development standards shown on the Lot Size Map and Lot Size for Dual Occupancy Development Map.
 - 1.2.3.** Amend the HOB map for the subject site. Applying a maximum Height of Buildings of 18 metres to reflect the existing development.
 - 1.2.4.** Amending the Floor Space Ratio Map by applying the development standard of 2:1 to reflect the existing development.
 - 1.2.5.** Inserting 'office Premises' as an additional permitted use.
- 1.3. 512-520 Smithfield Road and 2 Myrtle Road, Prairiewood (Lot 2 & 3 DP 310205 and Lot 105 & 106 DP 778580)** by amending the Lot Size Map to remove the development standard applying to the subject sites which is consistent with Zone R3 Medium Density Development.
- 1.4. Principal Development Standard – To apply minimum subdivision lot size for community title schemes across entirety of LGA** by inserting *Clause 4.1AA* minimum subdivision lot size for community title schemes. Subdivision lot sizes will reflect existing lot sizes within the relevant zoning. This amendment is LGA wide and will apply to existing and future Community title lots.
- 1.5. Smithfield, 302A The Boulevarde (Lot 1 DP 35591)**
 - 1.5.1.** Amending the Height of Building Map to apply a development standard of nine (9) metres.
 - 1.5.2.** Amend the Floor Space Ratio Map to apply development standards of 0.45:1.
- 1.6. Wetherill Park, 4 Kellaway Place (Lot 11 DP847242)** by amending the Key Sites Map to make reference to sex services as an additional permitted use.

- 1.7. **Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)** by amending the Key Sites Map to make reference to the subject site as referred to in Clause 17A of Schedule 1 of the *Fairfield Local Environmental Plan 2013*
- 1.8. **Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962)** by amending the Lot Size Map to apply a development standard of 450m². Amend the Lot Size for Dual Occupancy Map to apply a development standard of 900m² to the subject site.
- 1.9. **Zone B1 Neighbourhood Centre** by amending the Height of Buildings Map to apply a development standard of 9 metres for sites currently with a maximum height of buildings below 9 metres. To create consistency with surrounding height of building development standard in Zone R2 Low Density Residential and R3 Medium Density Residential.
- 1.10. **Fairfield Showground (Lot 11 DP 1101430, Lot 11 DP 620965, Lot 25 & 26 DP 262525)** by amending the current Heritage Map applying to the 'Showground site' to remove the existing timber grandstand as a heritage listed item. To expand the Local Heritage item I85 Indigenous Flora Park to ensure that the entire Indigenous Flora Park is addressed by one heritage listing.

Part 1 – Objectives

Objectives or Intended Outcomes

The aim of this Planning Proposal is to make various housekeeping amendments to the *Fairfield Local Environmental Plan 2013* and in doing so achieve the following objectives:

- Rezone various parcels to be consistent with the current use of the land;
- Ensure that existing land uses are formalised through the provision of additional permitted uses including sex services and Business/commercial uses;
- Correct map anomalies that have occurred as a result of the adoption of previous Planning Proposals;
- Apply standard land use controls to sites that have been the subject of previous rezoning Planning Proposals.
- Ensuring that certainty exists for community title lots by applying a minimum lot size for subdivision that is applicable LGA wide.

A. Amendments requiring no notification to existing and surrounding Land owners

Given the above, the site was zoned R3 Medium Density Residential under the *Fairfield Local Environmental Plan 2013*. However, other provisions relating to this zone have not been transferred over to *Fairfield Local Environmental Plan 2013*:

- The subject site is currently under Council ownership.

In order to ensure consistency of the application of the R3 Medium Density Residential zone within the Fairfield Local Government Area (LGA), it is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

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A.2 – Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)



Amendment No 15 amended the *Fairfield Local Environmental Plan 2013* to facilitate the inclusion of 'multi dwelling housing' and 'residential flat building' as additional permitted uses under Schedule 1. The drafting of this amendment is inconsistent with how additional permitted uses are currently provided under the *Fairfield Local Environmental Plan 2013* where land that is subject to additional permitted uses is referenced under Schedule 1 and on the Key Sites Map.

Council officer comment & recommendation

This amendment seeks to correct the abovementioned inconsistency. It should be noted that the additional permitted uses provided under the Amendment continue to remain in effect and will be unaffected by this proposed amendment. It is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Amend the Key Sites Map to identify 13 – 21 Rossetti Street, Wetherill Park as Site 17A
- Amend Schedule 1 by removing the existing wording for site 17A (1) and replace with the following:

(1) This clause applies to land identified as "17A" on the Key Sites Map.

A.3 – Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962)



The subject site was rezoned from RE1 Public Recreation to R2 Low Density Residential under amendment No. 7 in the *Fairfield Local Environmental Plan 2013*. Drafting error resulted in the omission of a minimum lot size for dual occupancy not being applied to the subject site.

The subject site is currently under Council ownership.

Council officer comment & recommendation

The Minimum Lot Size for Dual Occupancy Map of the *Fairfield Local Environmental Plan 2013* currently provides a minimum of 900m² for land zoned R2 Low Density Residential west of the Cumberland Highway.

To correct the drafting error mentioned above, and to ensure consistency of the application of the R2 Low Density Residential Zone as it is applied to the west of the Fairfield LGA it is recommend that the *Fairfield Local Environmental Plan 2013* be amended as follows.

- Amend the Minimum Lot Size for Dual Occupancy Map to include 900m² as the minimum lot size for any proposed dual occupancy development.
- Amend the Minimum Lot Size Map to include 450m² as the minimum lot size for subdivision.

A.4 – Principal Development Standard – Minimum subdivision lot size for community title schemes

Part 4 Principal Development Standards Clause 4.1AA within *Fairfield Local Environmental Plan 2013* did not adopt any provisions for Minimum Lot Size for subdivision for Community title Schemes.

The lack of any provision for Community Title Schemes creates uncertainty for proponents within the Fairfield LGA who are advocating for Community Title development schemes as no minimum lot size is currently applicable. For existing Community Title schemes redevelopment potential is also unclear.

Council officer comment & recommendation

It is proposed to amend Part 4 Principal Development Standards Clause 4.1AA of *Fairfield Local Environmental Plan 2013* to:

- provide for the subdivision of land under a community title scheme at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land; and
- Ensure that community title lots are of a sufficient size to accommodate development.

It is proposed to amend Clause 4.1AA in Councils written instrument by applying a minimum lot size for subdivision for community title schemes that is consistent with the current land use zones.

“4.1AA Minimum subdivision lot size for community title schemes

(1) The objectives of this clause are as follows:

- (a) To ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements,*
- (b) To ensure that lot sizes in community title schemes are consistent with the desired residential density for different locations,*
- (c) To ensure that lot sizes in community title schemes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,*
- (d) To prevent fragmentation of land that would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,*
- (e) To prevent an increased traffic and safety impact as a result of increased lots on classified roads,*
- (f) To minimise any likely impact of subdivision and development on the amenity of neighbouring properties,*
- (g) To ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,*
- (h) To ensure that lot sizes in community title schemes allow buildings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.*

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:

- (a) Zone RU1 Primary Production,*

- (b) Zone RU2 Rural Landscape,*
- (c) Zone RU4 Primary Production Small Lots,*
- (d) Zone RU5 Village,*
- (e) Zone R1 General Residential,*
- (f) Zone R2 Low Density Residential,*
- (g) Zone R3 Medium Density Residential,*
- (h) Zone R4 High Density Residential,*
- (i) Zone B1 Neighbourhood Centre,*
- (j) Zone B2 Local Centre,*
- (k) Zone B3 Commercial Core,*
- (l) Zone B4 Mixed Use,*
- (m) Zone B5 Business Development,*
- (n) Zone B6 Enterprise Corridor,*
- (o) Zone IN1 General Industrial,*
- (p) Zone IN2 Light Industrial,*
- (q) Zone SP1 Special Activities,*
- (r) Zone SP2 Infrastructure,*
- (s) Zone SP3 Tourist,*
- (s) Zone RE1 Public Recreation,*
- (t) Zone RE2 Private Recreation,*
- (u) Zone E2 Environmental Conservation,*
- (v) Zone E3 Environmental Management,*
- (w) Zone W2 Recreational Waterways.*

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land."

B. Consultation limited to owners

B.1 – Fairfield West, 84 Tasman Parade (Lot 0 SP 87321)



The subject site contains an existing residential flat building and a medical centre approved under Development Application (DA) 166.1/2010 which was determined under the provisions of the *Fairfield Local Environmental Plan 1994*.

The site was zoned 2(a) Residential A under *Fairfield Local Environmental Plan 1994*. The existing built form was considered under the provisions of the *Clause 20C Development near zone boundaries* of *Fairfield Local Environmental Plan 1994*. This Clause permitted development to extend no more than 20 metres into the adjoining zone where the development was prohibited. In the case of the subject site, the adjoining zone was 3(c) Local Business Centre, and as a result the current built form was achieved.

Under Modification Application (MA) 166.3/2010 provisions were sought to permit a small amount of non-retail commercial uses and medical centres to be undertaken on the site.

As part of the implementation of the *Fairfield Local Environmental Plan 2013*, the site was zoned R2 Low Density Residential being the equivalent zone to the previous 2(a) Residential zoning provided under the *Fairfield Local Environmental Plan 1994*. The *Fairfield Local Environmental Plan 2013* does not contain equivalent provisions for development near zone boundaries as previously existed under the *Fairfield Local Environmental Plan 1994*. Business Premises are prohibited within the R2 Low Density Residential zone under the *Fairfield Local Environmental Plan 2013*.

Council officer comment & Recommendation

The purpose of this amendment is to ensure that the zoning of the site reflects the existing built form and also enable the non-residential uses as facilitated by DA166.3/2010 to be permissible on the subject site. It is important to note that the proposed changes will not facilitate further intensification of the site as its development potential has been maximised.

It is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Rezone the subject site from R2 Low Density Residential to R4 High Density Residential by amending the Land Zoning Map;
- Include an additional permitted use of 'Office Premises' by amending Schedule 1 and the Key Sites map to include the office use;
- Amend the Floor Space Ratio Map to apply a maximum FSR of 2:1;
- Amend the Height of Building Map (HOB) to apply a maximum height of 18 metres;
- Amend the Minimum Lot Size Map to remove any provisions applying to the subject site;
- Amend the minimum lot size for dual occupancy development map to remove any provisions applying to the subject site.

B.2 – Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road (Lot 2 & 3 DP 310205 and Lot 105 & 106 DP 778580)



The above properties were rezoned from R2 Low Density Residential to R3 Medium Density Residential under amendment No 20 to the *Fairfield Local Environmental Plan 2013*.

Under this amendment, the provisions for minimum lot size for subdivision that had previously applied to the subject sites under the previous R2 Low Density Residential zoning were not removed.

Council officer comment & recommendation

The *Fairfield Local Environmental Plan 2013* currently does not contain minimum lot size provisions for land zoned R3 Medium Density Residential.

In order to ensure consistency of the application of the R3 Medium Density Residential zone within the Fairfield Local Government Area (LGA), it is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Amend the Lot Size Map to remove any provisions applying to land located at 512-516, 518 & 520 Smithfield Road and 2 Myrtle Road, Prairiewood.



As part of the preparation of *Fairfield Local Environmental Plan 2013* land located at 4 Kellaway Place, Wetherill Park was excluded from these provisions as a result of a map drafting error. There is an inconsistency within the Fairfield City Wide Development Control Plan which currently includes the subject site in areas where 'sex services' are permissible.

This amendment seeks to formalise this land use by incorporating it into the key site 17 which relates to the sex services provisions. It is considered that formalizing of these land uses on the subject sites is of minor impact as they reflect the original intent of these provisions as previously provided under the *Fairfield Local Environmental Plan 1994*. It is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

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C. Consultation with owners and Adjoining Properties

C.1 – Additional Permitted Use Bonnyrigg Town Centre Precinct

The area comprising Bonnyrigg Town Centre is currently identified as a Deferred Matter under *Fairfield Local Environmental Plan 2013* pending a strategic review of the zoning and development standards for the centre. This means that the previous zoning and development standards under Fairfield LEP 1994 continue apply to the precinct.

The Bonnyrigg Town Centre Strategic Review and Planning Proposal were reported to Council in March 2016. The proposal sought to amend the Fairfield Local Environmental Plan 2013 to rezone various parcels of land in the Bonnyrigg Town Centre from Deferred Matter to a number of appropriate zones as listed below:

- R4 High Density Residential;
- B1 Neighbourhood Business Centre;
- B4 Mixed Use Development;
- B6 Enterprise Corridor;
- RE1 Public Recreation;
- RE2 Private Recreation; and
- Additional Permitted uses of Residential Flat Buildings and Food and Drink Premises on certain sites proposed to be rezoned B6 – Enterprise Corridor.

The Planning Proposal was endorsed by Council at its March 2016 meeting and the gateway determination was issued on the 7 June 2016 by the Department of Planning and Environment .

To support the draft Planning Proposal, a draft Development Control Plan (DCP) was presented to Councils Outcomes Committee on 11 April 2017 (Item 38). The Bonnyrigg Town Centre Planning Proposal and associated Development Control Plan will be publicly exhibited concurrently.

There are two sites within the town centre that are proposed to be zoned R4 High Density Residential that have approvals for mixed use developments with a business component on the ground floor. These two sites will require additional permitted uses of 'business premises' on top of what has been presented to Council in the Bonnyrigg Town Centre Strategic Review. The details of the two sites are outlined below:

C.1.1 Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490)



On 1 March 2011 Council approved DA 1386.1/2015 for the erection of a five (5) storey mixed commercial/residential building comprising six (6) commercial tenancies at ground floor level and thirty-four (34) residential units.

This precinct is proposed to be rezoned R4 High Density Residential. However, the subject site has 6 business tenancies, which are yet to have their first business tenancies. As a result, once the Bonnyrigg Town Centre LEP Amendment comes into force there will be a conflict between what was approved and what is permissible on site. As a result, it is proposed to resolve the issue by introducing an additional permitted use of 'business premises' to the site.

C.1.2 Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592)



C.2 – Various sites Zoned B1 Neighbourhood Centre

Neighbourhood centres within Fairfield LGA are zoned B1 Neighbourhood Centre under the *Fairfield Local Environmental Plan 2013*.

These centres are generally bordered by low density residential areas that are zoned R2 Low Density Residential and in some instances R3 Medium Density Residential.

The abovementioned residential zones have a height limit of 9 metres, and in some instances this height has resulted in an inconsistency where the height limit of some B1 Neighbourhood Centres are lower than that of the adjoining residential areas.

The existing provisions where a B1 Neighbourhood Centre has a height limit lower than 9 metres, requires applicants to demonstrate that a height of 9 metres will not have detrimental effect on the surrounding residential development by addressing Clause 4.6 Variation of Development Standards of the *Fairfield Local Environmental Plan 2013* resulting in procedural delays.

Council has previously been in receipt of development applications that have exceeded the allowable height limit within B1 neighbourhood centres.

During the assessment of these applications the proposed height was made consistent with the surrounding residential character. Despite this a Clause 4.6 variation to development standard still needed to be submitted as the allowable maximum height limit for B1 Neighbourhood centres in the instance of these applications was 8 metres.

The need for a Clause 4.6 although required through Councils Local Environmental Plan resulted in procedural delay for the timely and efficient processing of these development applications. The proposed heights were deemed consistent with surrounding residential development at 9 metres. In this situation the height variation was considered to have minor visual and amenity impact and grounds for refusal of applications seeking a similar planning outcome at these heights is not justifiable on planning merits.

The intent of Clause 4.6 is to justify on planning grounds a variation of development standards resulting in a significant impact on the surrounding adjoining residents. To ensure that the original intent of the Clause is met it is proposed.”

Council officer comment & recommendation

General planning principals provide for greater heights for land zoned for mixed use purposes such as B1 Neighbourhood Centre (which permits ‘shop top housing’ above ground floor commercial) in relation to land zoned for lower density residential development.

This amendment will ensure that all land zoned B1 Neighbourhood Centre that currently has a height limit of less than 9 metres be amended to this height to match that of the surrounding residential development as well as minimise any procedural delays. It is considered that any impacts of this increase in height will be minor.

It is recommended that:

- *Fairfield Local Environmental Plan 2013* be amended to increase the height limit of the B1 Neighbourhood Centres referenced in Attachment B to 9 metres.

D. Consultation with State Agencies and Other Groups

D.1 – Fairfield Showground - Removal of heritage item and amendment to another item

In December 2016, under preparation of the Fairfield Showground Masterplan, Council resolved to commence investigations into Local Environmental Plan arrangements applying to the showground. As part of this process independent consultants have been engaged to review environmental and heritage considerations applying to the Showground.

In relation to the timber grandstand and Deerbush Park, the Independent Heritage Assessment Report (Attachment B) includes the following advice:

The timber grandstand has no significance in its own right and would not fulfil criterion for individual listing.

The 'Edwardian' embellishments on the grandstand are not original and the current grandstand bears little resemblance to its former incarnation at Moorfield. It cannot be seen from the west and the bulky 1980s grandstand and undercover market adjacent to it compromise and obscure views.

The Showground contains remnant vegetation, rehabilitation areas and regrowth areas in a number of locations and is not limited to Deerbush Park. Deerbush Park is not significant in its own right.

In regard to the social and cultural values of both the grandstand and remainder of the Showground facilities the Heritage Assessment states:

The cultural and social values of the Showground are clearly acknowledged and safeguarded in the Plan of Management 2012. These qualities can continue to be considered in future development of the site in accordance with the statutory requirements of the NSW Local Government Act 2003.

Council officer comment & recommendation

Based on the findings and recommendations of the independent Heritage Assessment it is recommended that the timber showground be removed from *Schedule 5 – Heritage Conservation of the Fairfield Local Environmental Plan 2013*.

It is noted that future potential uses of the structure are currently investigated through the Showground Masterplan process by Council's consultants and will be reported to Council at a later date.

It is noted that the Indigenous Flora and Fauna Park located in the south western corner of the Showground Site comprises a separate item of environmental heritage under *Fairfield Local Environmental Plan 2013*. Accordingly the extent of the existing and proposed heritage listing of the showground site is shown in the following image.

Any changes to the heritage listing of the Showground site will also require endorsement from the NSW Department of Planning and Environment and Heritage Office.



Existing area of heritage listing



Proposed new area of heritage listing

Part 3- Justification

Section A – Need for a Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

Generally there are no specific strategic studies or reports that have been prepared that relate to any of the issues within this Planning Proposal. This Planning Proposal does not have implications for any of the major strategic studies prepared by Council including:

- Residential Development Strategy – East – Phase Two Implementation:
- Employment Lands Study:
- Open Space Strategy 2007:
- Fairfield City Centres Study and Policy 2015:
- Biodiversity Strategy:
- Rural Area – Land use Planning Issues.

This Planning Proposal stems from previously approved development or previously adopted Planning Proposals. In summary these are:

Issue	Comments
A.1	Implementation of <i>Fairfield Local Environmental Plan 2013</i>
A.2	Amendment No - 15 13-21 Rossetti Street
A.3	RE1 Public Recreation to R2 Low Density Residential, amendment No. 7 in the <i>Fairfield Local Environmental Plan 2013</i> .
A.4	Implementation of <i>Fairfield Local Environmental Plan 2013</i>
B.1	Development Consent No. 166.1/2010
B.2	Amendment No 20 Prairiewood 512 to 516, 518, 520 Smithfield Road and 2 Myrtle Road
B.3	Map drafting error
C.1	Development Consent No. 1386.1/2005
C.1.1	Development Consent No. 368.1/2015
C.1.2	
C.2	Implementation of <i>Fairfield Local Environmental Plan 2013</i>
D.1	Error in Heritage Listing and anomaly in Heritage maps

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 objectives and intended outcome.

All of the issues covered by this planning proposal relate to statutory issues under Part 3 of the Environmental Planning and Assessment Act. The Planning Proposal is the only mechanism that can achieve the objectives and intended outcomes related to the sites covered by the Planning Proposal.

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)?

The Planning Proposal is consistent with the objectives and actions contained within the 'A Plan for Growing Sydney 2036'.

Table A – Relationship to Strategic Planning Framework

A PLAN FOR GROWING SYDNEY 2036			
STRATEGY	DIRECTION	COMMENTS	✓/X
Economy	Direction 1.1: Grow a more internationally competitive Sydney CBD	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.2: Grow Greater Parramatta as Sydney's second CBD	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.3: Prioritise the growth area from Greater Parramatta to the Olympic Peninsula	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.4: Transform Western Sydney through growth and investment	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.5: Enhance capacity at Sydney's airports and ports	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.6: Expand the 'Global Economic Corridor to support jobs' growth	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.7: Grow centres that provide more jobs closer to homes	Procedural complexity is reduced as Clause 4.6 for minor height variation in neighbourhood centres removed by increase in allowable HOB to 9 metres. Will allow for simpler and efficient redevelopment.	✓
	Direction 1.8: Provide better links between Sydney and regional NSW	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.9: Support prioritised industries that can provide jobs	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.10: Plan for more education and health services to meet Sydney's growing needs	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.11: Deliver infrastructure	Minor amendment housekeeping - no issues relevant	✓
Housing	Direction 2.1: Improve housing supply across Sydney	Minor amendment housekeeping - no issues relevant	✓
	Direction 2.2: Ensure more homes closer to jobs	Minor amendment housekeeping - no issues relevant	✓
	Direction 2.3: Improve housing choice to suit different needs and lifestyles	Minor amendment housekeeping - no issues relevant	✓
	Direction 2.4: Deliver well planned new areas of housing.	Minor amendment housekeeping - no issues relevant	✓
Communities	Direction 3.1: Revitalise existing suburbs	The enhancement of allowable height to 9 metres in existing B1 zoned neighbourhood centres will allow more flexibility in design approach for existing and proposed development.	✓
	Direction 3.2: Create a network of green and open spaces across Sydney	Minor amendment housekeeping - no issues relevant	✓

A PLAN FOR GROWING SYDNEY 2036			
STRATEGY	DIRECTION	COMMENTS	✓/X
	Direction 3.3: Create healthy built environments	Minor amendment housekeeping - no issues relevant	✓
	Direction 3.4: Promote Sydney's heritage, arts and culture	Proposal will result in the delisting of Heritage item. This item, "grandstand at Fairfield Showground" is not of heritage value "This is supported by Attachment B - "independent heritage assessment". Attachment B also recommends expansion of the boundaries of the Indigenous Flora and Fauna Park, thus enhancing Sydney's Indigenous Flora and Fauna Heritage.	X
Environment	Direction 4.1: Protect Sydney's natural environment and distinct biodiversity	Expansion of the boundaries of the Indigenous Flora and Fauna Park, thus enhancing Sydney's Indigenous Flora and Fauna Heritage.	✓
	Direction 4.2: Plan for natural hazards like fires and floods	Minor amendment housekeeping - no issues relevant	✓
	Direction 4.3: Manage the impact of development on the environment	Minor amendment housekeeping - no issues relevant	✓

Table B – Relationship to Draft South West District Plan

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
A Productive City	P1: Establish the Western Sydney City Deal	Minor amendment housekeeping - no issues relevant	✓
	P2: Develop and implement an economic development strategy for the western city	Minor amendment housekeeping - no issues relevant	✓
	P3 Develop and implement a centres framework for the district	Minor amendment housekeeping - no issues relevant	✓
	P4 Review the role and staging of the Leppington district centre in the context of the Western Sydney Airport and Western Sydney City Deal.	Minor amendment housekeeping - no issues relevant	✓
	P5: Develop and implement a framework for the enterprise corridor.	Minor amendment housekeeping - no issues relevant	✓
	P6: Identify transport improvements which deliver east west and north south connectivity	Minor amendment housekeeping - no issues relevant	✓
	P7: Build the Badgally transport connection, including an active transport link.	Minor amendment housekeeping - no issues relevant	✓
	P8: Prioritise the planning of spring farm parkway.	Minor amendment housekeeping - no issues relevant	✓
	P9: Develop a threshold for Greenfield dwelling numbers based on transport provision.	Minor amendment housekeeping - no issues relevant	✓
	P10: Encourage and support the use of public transport.	Minor amendment housekeeping - no issues relevant	✓
	P11: Develop specific guidelines to inform the planning of new communities in the land release areas.	Minor amendment housekeeping - no issues relevant	✓
	P12: Develop a South West Priority Growth Area land use and infrastructure plan	Minor amendment housekeeping - no issues relevant	✓
	P13: "Designate Liverpool as a collaboration area".	Minor amendment housekeeping - no issues relevant	✓
	P14: Support the development and delivery for the Campbelltown-Macarthur square strategic centre with a CBD transformation plan.	Minor amendment housekeeping - no issues relevant	✓
	P15: Plan for the Liverpool health and education super precinct as part of the Liverpool Collaboration area.	Minor amendment housekeeping - no issues relevant	✓
	P16: Work with state agencies, especially Sydney water to enable the timely Delivery of infrastructure for employment and urban services land.	Minor amendment housekeeping - no issues relevant	✓
	P17: Set parameters for the delivery of local jobs as a condition of approval for rezoning in new release areas".	Minor amendment housekeeping - no issues relevant	✓
	P18: Plan for and facilitate the attraction of new jobs in Wilton Newtown.	Minor amendment housekeeping - no issues relevant	✓
	P19: Identify and Plan for efficient movement of freight to, from and within the district, with least impact on residents 'amenity.	Minor amendment housekeeping - no issues relevant	✓
A Productive City Cont'd	P20: Provide adequate access to and from the Moorebank intermodal Terminal.	Minor amendment housekeeping - no issues relevant	✓
	P21: Leverage the south west District's potential as a visitor destination".	Minor amendment housekeeping - no issues relevant	✓
	P22: Develop better understanding of the value and operation of employment and urban services land.	Minor amendment housekeeping - no issues relevant	✓
A Liveable City	L1: Prepare Local Housing Strategies.	Minor amendment housekeeping - no issues relevant	✓
	L2: Identify the opportunities to create the capacity to deliver 20-year strategic housing supply targets	Minor amendment housekeeping - no issues relevant	✓
	L3: Councils to increase housing capacity	Minor amendment housekeeping - no issues relevant	✓

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	across the District.	no issues relevant	
	L4: Encourage housing diversity	Minor amendment housekeeping - no issues relevant	✓
	L5: Independently assess need and viability	Minor amendment housekeeping - no issues relevant	✓
	L6: Support Councils to achieve additional affordable housing	Minor amendment housekeeping - no issues relevant	✓
	L7: Provide guidance on Affordable Housing Targets	Minor amendment housekeeping - no issues relevant	✓
	L8: Undertake broad approaches to facilitate affordable housing	Minor amendment housekeeping - no issues relevant	✓
	L9: Coordinate infrastructure planning and delivery for growing communities	Minor amendment housekeeping - no issues relevant	✓
	L10: Provide data and projections on population and dwellings for local government areas across greater Sydney	Minor amendment housekeeping - no issues relevant	✓
	L11: Provide design – led planning to support high quality urban design	Minor amendment housekeeping - no issues relevant	✓
	L12: Develop guidelines for safe and healthy built environments	Minor amendment housekeeping - no issues relevant	✓
	L13: Conserve and enhance environmental heritage including, Aboriginal, European and natural.	Minor amendment housekeeping - no issues relevant	✓
	L14: Develop a South West District sport and recreation participation strategy and sport and recreation facility plan.	Minor amendment housekeeping - no issues relevant	✓
	L15: Support planning for shared spaces	Minor amendment housekeeping - no issues relevant	✓
	L16: Planning for School facilities	Minor amendment housekeeping - no issues relevant	✓
	L17: Support the provision of culturally appropriate services.	Minor amendment housekeeping - no issues relevant	✓
	L18: Support planning for emergency services	Minor amendment housekeeping - no issues relevant	✓
	L19: Support planning for cemeteries and crematoria	Minor amendment housekeeping - no issues relevant	✓
A Sustainable City	S1: Protect the Qualities of the scenic hills landscape.	Minor amendment housekeeping - no issues relevant	✓
	S2: Review criteria for monitoring water quality and waterway health	Minor amendment housekeeping - no issues relevant	✓
	S3: Protect the south creek environment and development approaches to achieve excellent environment performance	Minor amendment housekeeping - no issues relevant	✓
	S4: Improve the management of waterways in priority growth areas.	Minor amendment housekeeping - no issues relevant	✓
	S5: Monitor water levels and water quality in Thirlmere Lakes	Minor amendment housekeeping - no issues relevant	✓
	S6: Develop a strategic conservation plan for Western Sydney"	Minor amendment housekeeping - no issues relevant	✓
	S7: Update information on areas of high environmental value.	Minor amendment housekeeping - no issues relevant	✓
	S8: Use funding priorities to deliver the district green grid priorities	Minor amendment housekeeping - no issues relevant	✓
	S9: Develop support tools and methodologies for local open space planning	Minor amendment housekeeping - no issues relevant	✓
	S10: Update the urban green cover in NSW Technical Guidelines to respond to solar access to roofs.	Minor amendment housekeeping - no issues relevant	✓
	S11: Identify land for future waste reuse and recycling.	Minor amendment housekeeping - no issues relevant	✓
	S12: Embed the NSW climate change Policy Framework into local planning decisions	Minor amendment housekeeping - no issues relevant	✓

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	S13: Support the development of initiatives for a sustainable low carbon future.	Minor amendment housekeeping - no issues relevant	✓
A Sustainable City Cont'd	S14: Support the development of environmental performance targets and benchmarks.	Minor amendment housekeeping - no issues relevant	✓
	S15: Incorporate the mitigation of urban heat island effect into planning for urban renewal projects and priority growth areas.	Minor amendment housekeeping - no issues relevant	✓
	S16: Review the guidelines for air quality and noise measures for development near rail corridors and busy roads.	Minor amendment housekeeping - no issues relevant	✓
	S18: Address flood risk issues in the Hawkesbury Nepean Valley.	Minor amendment housekeeping - no issues relevant	✓
A Vision Toward Our Greater Sydney 2036	IM1: Align land use planning and infrastructure planning	Minor amendment housekeeping - no issues relevant	✓
	IM2: Develop a framework to monitor growth and change in greater Sydney	Minor amendment housekeeping - no issues relevant	✓
	IM3: Develop an interactive information hub- the greater Sydney Dashboard	Minor amendment housekeeping - no issues relevant	✓
	IM4: Report on Local planning	Minor amendment housekeeping - no issues relevant	✓
	P1: Establish the western Sydney City Deal	Minor amendment housekeeping - no issues relevant	✓
	P2: Develop and implement an economic development strategy for western city.	Minor amendment housekeeping - no issues relevant	✓
	P3: Develop and implement a centres framework for the district	Minor amendment housekeeping - no issues relevant	✓
	P4: Review the role and staging of the Leppington town centre in the context of the Western City Airport and Western Sydney City Deal.	Minor amendment housekeeping - no issues relevant	✓
	P5: Develop and implement a framework for the enterprise corridor	Minor amendment housekeeping - no issues relevant	✓
	P6: Identify transport improvements which deliver east west and north south connectivity	Minor amendment housekeeping - no issues relevant	✓
	P7: Build the Badgally transport connection, including an active transport link.	Minor amendment housekeeping - no issues relevant	✓
	P8: Prioritise the planning of Spring Farm Parkway.	Minor amendment housekeeping - no issues relevant	✓
	P9: Develop a threshold for greenfield dwelling numbers based on transport provision.	Minor amendment housekeeping - no issues relevant	✓
	P10: Encourage and support the use of public transport.	Minor amendment housekeeping - no issues relevant	✓
	P11: Develop specific guidelines to inform the planning of new communities in land release areas	Minor amendment housekeeping - no issues relevant	✓
A Vision Toward Our Greater Sydney 2036 Cont'd	P12: Develop a south west priority growth area a land use and infrastructure plan	Minor amendment housekeeping - no issues relevant	✓
	P13: Designate Liverpool as a collaboration area.	Minor amendment housekeeping - no issues relevant	✓
	P14: Support the development and delivery for the Campbelltown- Macarthur strategic centre of a CBD transformation plan.	Minor amendment housekeeping - no issues relevant	✓
	P15: Plan for the Liverpool health and education super precinct as part of Liverpool collaboration area	Minor amendment housekeeping - no issues relevant	✓
	P16: Work with state agencies especially Sydney water to enable the timely delivery of infrastructure for employment and urban services land.	Minor amendment housekeeping - no issues relevant	✓
	P17: Set parameters for the delivery of local	Minor amendment housekeeping -	✓

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	jobs as a condition of approval for rezoning in new release areas.	no issues relevant	
	P18: Plan for and facilitate the attraction of new jobs in Wilton New Town	Minor amendment housekeeping - no issues relevant	✓

Is the Planning Proposal consistent with the local Council's community strategic plan, or other local strategic plans?

Residential Development Strategy RDS 2009

The Fairfield Residential Development Strategy is a 20 year strategy that guides the location and type of future residential development within the eastern half of the city. The Strategy establishes a framework to ensure that the Fairfield Local Government Area (LGA) can accommodate an additional 24,000 dwellings as identified in the draft subregional strategy 2007.

The proposal includes 4 map amendments to residential zoned land under *Fairfield Local Environmental Plan 2013* including:

- A.1 Smithfield, 302A The Boulevard (Lot 1 DP 35591) Floor Space Ratio and Height of Building ;
- A.2 Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281) Minimum Lot Size Map;
- B.1 Fairfield West, 84 Tasman (Lot 0 SP 87321) Parade Including Height of building maps, Floor Space Ratio Maps, Key sites Map and Zoning Map;
- B.2 Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road Minimum Lot Size Dual Occupancy Development maps.

The Planning Proposal is consistent with the Residential Development Strategy and state strategies which locate greater density to adjoining centres and along public transport routes.

The Planning Proposal will resolve a number of anomalies and facilitate orderly residential development.

Fairfield City Centres Study 2015

The Fairfield City Centres Study 2015 (adopted by Council on 9th February 2016) was undertaken to review the current situation of the existing retail and commercial centres and examine the future demand for retailing and the implications for the centres network. The following recommendations of the study should be considered with regards to Fairfield Heights:

The proposal is not inconsistent with the Fairfield City Centres Study and will permit development of B1 neighbourhood Centres to a height of 9 metres. This ensures consistency with the adjoining residential zoned land. The proposal is consistent with the following objectives of the study.

- Increased building heights should be given serious consideration for medium to high density residential precincts located in close proximity to centres and public transport systems;
- Maintain the centre designations of Local and Neighbourhood Centres.

Fairfield Employment Lands Study 2008

The Fairfield Employment Land Strategy was endorsed by Council in 2008. Its main purpose is to provide the vision as well as the appropriate Planning framework (Development Control Plan and Local Environmental Plan amendments) to attract employment generating uses into the Local Government Area through the employment lands zoned for industrial purposes.

The Planning Proposal for 4 Kellaway Place seeks the correction of a mapping anomaly within Councils Key sites map. This would formalise the use of sex service facilities within area 17 of Councils Key Sites map.

The site falls within Precinct 12 Wetherill Park Industrial Area, as identified by the Fairfield Employment Lands Study. It was recommended that permitted uses be defined by Council that are appropriate to the industrial area. The proposal is consistent with this recommendation.

There is only one site within this Planning Proposal that is within industrial zoned land.

Is the Planning Proposal consistent with the applicable state environmental policies?

Table D: State Environmental Planning Policies

SEPP TITLE	CONSISTENT	COMMENT
SEPP 1 – Development Standards	YES	This Planning Proposal is consistent with State Environmental Planning Policy SEPP 1 Development standards.
SEPP 14 – Coastal Wetlands	N/A	N/A
SEPP 19 – Bushland in Urban Areas	N/A	N/A
SEPP 21 – Caravan Parks	N/A	N/A
SEPP 26 – Littoral Rainforests	N/A	N/A
SEPP 30 – Intensive Agriculture	YES	This Planning Proposal is consistent with the objectives of SEPP 30 Intensive Agriculture
SEPP 33 – Hazardous and Offensive Development	N/A	N/A
SEPP 36 – Manufactured Home Estates	N/A	N/A
SEPP 44 – Koala Habitat Protection	N/A	N/A
SEPP 47 – Moore Park Showground	N/A	N/A
SEPP 50 – Canal Estate Development	N/A	N/A
SEPP 52 – Farm Dams and Other works in Land and Water Management Plan Areas	N/A	N/A
SEPP 55 – Remediation of Land	N/A	N/A
SEPP 62 – Sustainable Aquaculture	N/A	N/A
SEPP 64 – Advertising and Signage	YES	This Planning Proposal is consistent with SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Apartment Development	N/A	N/A
SEPP 70 – Affordable Housing (Revised Schemes)	N/A	N/A
SEPP 71 – Coastal Protection	N/A	N/A
SEPP (Affordable Rental Housing) 2009	N/A	N/A
SEPP (Building Sustainability Index: BASIX) 2004	YES	This Planning Proposal is consistent with the objectives of SEPP (Building Sustainability Index: BASIX) 2004.
SEPP (Exempt and Complying Development Codes) 2008	N/A	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	N/A
SEPP (Infrastructure) 2007	YES	This Planning Proposal is consistent with the objectives of SEPP (infrastructure) 2007
SEPP (Integration and Repeals) 2016	N/A	N/A
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	N/A	N/A
SEPP (Kurnell Peninsula) 1989	N/A	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A

SEPP TITLE	CONSISTENT	COMMENT
SEPP (Miscellaneous Consent Provisions) 2007	N/A	N/A
SEPP (Penrith Lakes Scheme) 1989	N/A	N/A
SEPP (Rural Lands) 2008	YES	This Planning Proposal is consistent with the objectives of SEPP (Rural Lands) 2008.
SEPP (State and Regional Development) 2011	N/A	N/A
SEPP (State Significant Precincts) 2005	N/A	N/A
SEPP (Sydney Drinking Water Catchment) 2011	YES	This Planning Proposal is consistent with the objectives of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011.
SEPP (Sydney Region Growth Centres) 2006	N/A	N/A
SEPP (Three Ports) 2013	N/A	N/A
SEPP (Urban Renewal) 2010	N/A	N/A
SEPP (Western Sydney Employment Area) 2009	YES	This Planning Proposal is consistent with objectives of state Environmental Planning Policy Western Sydney Employment Area.
SEPP (Western Sydney Parklands) 2009	YES	This Planning Proposal is consistent with the objectives of State Environmental Planning Policy Western Sydney Parklands 2009.
<i>Draft Coastal Management SEPP</i>	N/A	N/A

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

Table E Sydney Regional Environmental Plans

SREP Title	Relevance	Consistency of Planning Proposal
SREP 8 (Central Coast Plateau Areas)	N/A	N/A
SREP 9 – Extractive Industry (No 2 – 1995)	N/A	N/A
SREP 16 Walsh Bay	N/A	N/A
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	N/A	N/A
SREP 24 – Homebush Bay Area	N/A	N/A
SREP 26 – City West	N/A	N/A
SREP 30 – St Marys	N/A	N/A
SREP 33 – Cooks Cove	N/A	N/A
SREP (Sydney Harbour Catchment) 2005	N/A	N/A
GMREP No.2 – Georges River Catchment	YES	This Planning Proposal is consistent with the objectives of the Greater Metropolitan Regional Environmental Plan No 2-Georges River Catchment.

Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The Fairfield Housekeeping LEP Amendment (No.2) 2017 does not proposed any increase in Employment through the existing Business and Industrial zones. The Amendment does not propose an increase in residential density or increase development standards that would facilitate additional densities.

This Planning Proposal will not result in increased density or intensification of development on bushfire affected land, flood prone land or land within proximity to heritage items.

The purpose of the Planning Proposal is to correct anomalies that have been identified within the Fairfield LEP 2013 and reduce procedural complexity.

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

Table F Section 117 Directions

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	- Encourage employment growth in suitable locations - Protect employment land in business and industrial zones - Support the viability of identified strategic centres.	The following amendments included within this Planning Proposal are within Business or Industrial zones. A.2 - Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281); A.4 - Principal Development Standard – Minimum Subdivision lot size for community title schemes; B.3 - Wetherill Park, 4 Kellaway Place; C.1.1 - Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490); C.1.2 - Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592); C.2 - Various sites zoned B1 Neighbourhood Centre. Each of the amendments above seek facilitate employment growth, protect employment land and reduce procedural complexity. However, the amendments do not propose an increase in business or industrial activities. Accordingly, the amendment is consistent with the S117 Direction.	YES
1.2 Rural Zones	Protect agricultural production value of rural land.	The following amendments included within this Planning Proposal are within Rural Land use zones: A.4 - Principal Development Standard – Minimum Subdivision lot size for community title schemes. This amendment aims to strengthen Councils Statutory instrument by introduction Clause 4.1AA "Minimum Subdivision Lot Size for Community Title Schemes". This Amendment is LGA	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		wide and seeks to introduce "Minimum Subdivision Lot Size for Community Title Schemes". The proposed subdivision lot sizes will mirror the existing lot size for the applicable zone. It is considered that the agricultural production value and rural value Rural zoned land within Councils LGA will not be impacted upon. Accordingly, the amendment is consistent with the S117 Direction.	
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally	Planning Proposal is not applicable to this direction.	N/A
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	Planning Proposal is not applicable to this direction.	N/A
1.5 Rural Lands	Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes.	The following amendments included within this Planning Proposal are within Rural Land use zones: A.4 - Principal Development Standard – Minimum Subdivision lot size for community title schemes. This amendment aims to strengthen Councils Statutory instrument by introduction Clause 4.1AA "Minimum Subdivision Lot Size for Community Title Schemes". This Amendment is LGA wide and seeks to introduce "Minimum Subdivision Lot Size for Community Title Schemes". The proposed subdivision lot sizes will mirror the existing lot size for the applicable zone. It is considered that the agricultural production value and rural value Rural zoned land within Councils LGA will not be impacted upon. Accordingly, the amendment is consistent with the S117 Direction.	YES
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	Planning Proposal is not applicable to this direction.	N/A
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	Planning Proposal is not applicable to this direction.	N/A
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The following amendments included within this Planning Proposal are within proximity to Heritage Items or are Heritage items: D1: Fairfield Showground removal of heritage item and clarification and expansion of another. Planning Proposal will result in the delisting of Heritage item I86. This item, "grandstand at Fairfield Showground" is not of heritage value The proposed delisting is supported by Attachment B - "independent heritage assessment". Attachment B also recommends	NO

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		expansion of the boundaries of the Indigenous Flora and Fauna Park (current heritage item 185) in order to map the true extent of the true boundaries of the Park. C.1 Additional permitted uses Bonnyrigg Avenue – C.1.2 Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP 866490. The site is within 300 metres of existing Heritage items. C.2 Various Sites zoned B1 Neighbourhood Centre. A number of Neighbourhood Centres are within proximity to a Heritage item however, no parcel with the B1 Neighbourhood Centre zone is identified as a Heritage item.	
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Planning Proposal is not applicable to this direction.	YES
<i>Draft Coastal Management</i>	N/A	N/A	YES
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	- 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 following amendments included within this Planning Proposal are within Residential zones. A.1 - Smithfield, 302A The Boulevarde (Lot 1 DP 35591); A.3 - Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962); A.4 - Principal Development Standard – Minimum Subdivision lot size for community title schemes; B.1 - Fairfield West, 84 Tasman Parade (SP 87321) B.2 - Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road. Each of the amendments above seek facilitate residential growth, protect residential land, formalise uses which have been approved and reduce procedural complexity. However, the amendments do not propose a decrease or an increase in residential density. Accordingly, the amendment is consistent with the S117 Direction.	YES
3.2 Caravan Parks and Manufactured Home Estates	- Provide for a variety of housing types - Provide opportunities for caravan parks and manufactured home estates.	Planning Proposal is not applicable to this direction.	N/A
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	The Planning Proposal does not affect the carrying out of Home Occupations on the sites and accordingly, is consistent with the Direction.	N/A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
3.4 Integrating Land Use and Transport	- 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	Planning Proposal is not applicable to this direction.	N/A
3.5 Development Near Licensed Aerodromes	- 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.	Planning Proposal is not applicable to this direction.	N/A
3.6 Shooting Ranges	- 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.	Planning Proposal is not applicable to this direction.	N/A
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	The following amendments included within this Planning Proposal are within an area identified as Acid Sulfate Soils or potential Acid Sulfate Soils: C.2 – increase allowable building height from 8 metres to 9 metres on Neighbourhood Centre sites where allowable maximum height of buildings in currently 8 metres.	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		This impact is considered minor and will not facilitate adverse environmental impacts from the use of land that has a probability of containing Acid Sulphate Soils. Issue: C.2 Various Sites Zoned B1 Neighbourhood Centre: - B1 zoned Neighbourhood Centre located at 105 Tangerine Street - Class 5 Acid Sulphate Soils. - B1 Zone Neighbourhood Centre located at Ferry Road (Road is named Hollywood Drive) – Class 5 Acid Sulphate Soils.	
4.2 Mine Subsidence and Unstable Land	Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence	No land contained within this planning Proposal is affected by unstable land or mine subsidence	N/A
	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>.	Please note: The nature and intent of the housekeeping amendments is to facilitate existing approved development and reduce procedural complexity. No amendment will facilitate the intensification of existing and future development in flood prone areas. All future applications for approval on the below subject sites will be required to complete a flood risk management assessment report or flooding report at the Development application stage. As no intensification of development will take place on the flood plain of the Georges River the Proposal is consistent with the <i>Floodplain Development Manual 2005</i>.	
4.3 Flood Prone Land	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 following sites contained within the housekeeping amendments are flood affected: Issue A1: Smithfield 302A the Boulevard (Lot 1 DP 35591) – Overland flooding low risk. Issue A2: Wetherill Park 13 to 21 Rossetti Street (Lot 5 DP 714281) Issue A.3: Smithfield, 117A Wetherill Street (Lot 15 DP 27962). Overland Flood Risk precinct Low Risk Precinct. Issue B.3: Wetherill Park 4 Kellaway Place. Overland flood risk precinct, high flood risk precinct and medium flood risk precinct. Issue C.1.2: Bonnyrigg, 37 Bonnyrigg Avenue (Lot438 DP 701592) Partly Low and No risk as a result of Mainstream flooding. C.2 Various Sites: Including 181 Sackville Street, Partly Low and Partly no risk flooding as a result of main stream flooding.	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		97 Rawson Road low flood risk precinct as a result of overland flooding. - Neighbourhood Centre located at Hollywood Drive, High Flood Risk Precinct. - Neighbourhood Centre located at Ferry Road. High Flood Risk Precinct as a result of mainstream flooding. - Neighbourhood Centre located at Elizabeth Drive, Overland Flooding. 170 – 180 Town View Road, Low Flood Risk Precinct as a result of mainstream flooding. 33 Hamel Street, Partly Low and no risk flooding as a result of mainstream flooding. - Meadows Road Neighbourhood Centre low flood risk precinct as a result of mainstream flooding. - Dublin Street neighbourhood centre low flood risk precinct as a result of overland flooding. - The Horsley Drive Neighbourhood Centre .Low flood risk precinct as a result of mainstream flooding. - Thorney Road Neighbourhood Centre. Low flood risk precinct as a result of mainstream flooding. - Fairfield Street Neighbourhood Centre medium flood risk precinct as a result of overland flooding.	
		The following amendments within this Planning proposal relate to this Bushfire Prone land: A.4 - Principal Development Standard – Minimum Subdivision lot size for community title schemes.	
4.4 Planning for Bushfire Protection	- 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.	This amendment aims to strengthen Councils Statutory instrument by providing wording in Clause 4.1AA "Minimum Subdivision Lot Size for Community Title Schemes. This Amendment is LGA wide. The proposed subdivision lot sizes will mirror the existing lot size for the applicable zone. It is considered that the agricultural production value and rural value will not be impacted upon. This amendment will not result in greater density on existing and future community title lots within bushfire prone land. Development Applications for subdivision will still be required to submit a bushfire hazard assessment report at the Development application stage.	YES
5. Regional Planning			
5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies,	The Planning Proposal is consistent with the direction	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	outcomes and actions contained in regional strategies.		
5.2 Sydney Drinking Water Catchments	To protect water quality in the hydrological catchment.	The Planning Proposal is consistent with the direction	YES
5.8 Second Sydney Airport: Badgerys Creek	Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek	The Planning Proposal is consistent with the direction	YES
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	The Planning Proposal is consistent with the direction	YES
6.2 Reserving Land for Public Purposes	- Planning Proposal to facilitate the provision of public services and facilities by reserving land for public purposes. Discourage unnecessarily restrictive site specific planning controls - Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	The Planning Proposal is consistent with this direction.	YES
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	The Planning Proposal is consistent with the direction.	YES
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	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 the direction.	YES

Table G Section 117 Direction – Relevance Table

ISSUE	3.1- RESIDENTIAL ZONES	1.1-BUSINESS AND INDUSTRIAL ZONES (EMPLOYMENT)	1.2-RURAL ZONES
A.1 - Smithfield, 302A The Boulevarde (Lot 1 DP 35591)	YES	NO	NO
A.2 - Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)	NO	YES	NO
A.3 - Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962)	YES	NO	NO
A.4 - Principal Development Standard – Minimum Subdivision lot size for community title schemes	YES	YES	YES
B.1 - Fairfield West, 84 Tasman Parade (SP 87321)	YES	NO	NO
B.2 - Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road	YES	NO	NO
B.3 - Wetherill Park, 4 Kellaway Place	NO	YES	NO
C.1 - Additional Permitted Use Bonnyrigg Town Centre Precinct			
C.1.1 - Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490);	NO	YES	NO
C.1.2 -Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592);	NO	YES	NO
C.2 - Various sites zoned B1 Neighbourhood Centre	NO	YES	NO
D.1 - Removal of heritage item and amendment to another item	NO	NO	NO

Table H Land Affection Table

ISSUE	BUSHFIRE	FLOODING	ACID SULPHATE SOILS	HERITAGE	GEOTECH LANDSLIP
A.1 – Smithfield 302A The Boulevarde (Lot 1 DP 35591)	NO	YES – Overland flood risk- low risk	NO	NO	NO
A.2 – Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)	NO	YES – Overland flood risk precinct, medium and low risk south east corner of site	NO	NO	NO
A.3 – Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962)	NO	YES – Overland flood risk precinct -Low Risk Precinct	NO	NO	NO
A.4 – Principal Development Standard – Minimum subdivision lot size for community title schemes	YES – HORSLEY PARK , CECIL PARK , ABBOTSBURY – Community title subdivision in the rural zone	NO	NO	NO	NO
B.1 – Fairfield West, 84 Tasman	NO	NO	NO	NO	NO

ISSUE	BUSHFIRE	FLOODING	ACID SULPHATE SOILS	HERITAGE	GEOTECH LANDSLIP
Parade (Lot 0 SP 87321)					
B.2 – Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road (Lot 2 & 3 DP 310205 and Lot 105 & 106 DP 778580)	NO	NO	NO	NO	NO
B.3 - Wetherill Park, 4 Kellaway Place	NO	YES – Overland flood risk precinct – High Risk Precinct (North West Corner) -Low flood risk precinct (whole of site) – Medium risk precinct (South west corner)	NO	NO	NO
C.1 – Additional Permitted Use Bonnyrigg Town Centre Precinct	NO	NO	NO	YES – 37 Bonnyrigg Avenue	NO
C.1.1 Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490)	NO	NO	NO	NO	NO
C.1.2 Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592) -	NO	YES – partly low and no risk – main stream flooding	NO	YES – Within the 50 metre to 300 metre buffer zone of a heritage item.	NO
C.2 – Various sites Zoned B1 Neighbourhood Centre		YES – 181 Sackville street partly low and no risk flooding as a result of mainstream flooding. YES - 97 Rawson Road Overland flooding as a result of low risk flood risk precinct. YES – Hollywood Drive , High Flood Risk Precinct YES– Neighbourhood centre located at Ferry Road mainstream flooding high flood risk precinct YES – Elizabeth Drive Neighbourhood Centre yes overland flooding YES – 170-178 Town View Road Low Flood Risk Precinct as a result of mainstream flooding YES – 33 Hamel	YES – B1 zoned neighbourhood centres located at 105 Tangerine Street and Hollywood drive. YES – Ferry road – (located at Hollywood drive) neighbourhood centre, Class 5.	YES – B1 zoned Neighbourhood centre located at 402,402A, 404 Cabramatta Road West and 2 Cumberland Highway. YES – Neighbourhood centre located at Broughton Street within 50 metres of heritage item I82. YES - Neighbourhood centre located at The Horsley Drive within 300 metres of Heritage item labelled I95.	NO

ISSUE	BUSHFIRE	FLOODING	ACID SULPHATE SOILS	HERITAGE	GEOTECH LANDSLIP
		Street Partly low and no risk as a result of mainstream flooding. Yes – Meadows Road neighbourhood centre Low flood risk precinct as a result of mainstream flooding. YES – Dublin Street neighbourhood centre low flood risk precinct as a result of Overland Flooding YES – B1 Neighbourhood Centre located at the Horsley Drive – Low flood risk precinct as result of mainstream flooding YES – B1 Neighbourhood Centre located at Thorney Road Low Flood Risk Precinct as a result of Mainstream flooding. YES - B1 Neighbourhood Centre located at Fairfield Street as a result of medium Flood Risk Precinct as a result of Overland Flooding.			
D.1 – Fairfield Showground - Removal of heritage item and amendment to another item	NO	NO	NO	YES – 185 Heritage item indigenous flora and fauna park is located within the showgrounds YES - 186 the timber grandstand is proposed to be removed as part of the housekeeping amendments as a result of the Heritage report	NO

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?

1. The majority of the sites do not have any critical habitat or environmental significance. The only site that has environmental significance is the Fairfield Showground site and Deer Brush Park. The amendment does not propose any change to environmental significance or critical habitat. It is proposed to reconcile the Heritage Mapping of item (Deer Brush Park) boundary after a survey of the site has been undertaken.
2. No threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal.

The subject sites are currently occupied by the following:

- **512-516 Smithfield Road, Prairiewood** - 18 detached dwellings;
- **518 Smithfield Road & 2 Myrtle Road, Prairiewood** – single storey brick and tile dwellings, horse stables with associated outbuilding;
- **520 Smithfield Road, Prairiewood** – Single storey brick dwelling;
- **84 Tasman Parade, Fairfield West** – Mixed use development
- **51 Bonnyrigg Avenue, Bonnyrigg** - Mixed use commercial residential development;
- **37 Bonnyrigg Avenue, Bonnyrigg** – Mixed Use commercial residential development;
- **4 Kellaway Place, Wetherill Park** – Industrial unit complex
- **13 – 21 Rossetti Street, Wetherill Park** – Car Park associated with commercial development
- **117A Wetherill Street, Wetherill Park**- Vacant Land with no ecological value
- **B1 Neighbourhood Centres** – Various sites consisting shop top housing - Commercial and retail development.
- **Showground Grandstand and Deer Bush Park** – No ecological value for the grandstand. Ecological value for Deer Bush Park precinct will be preserved as it will remain zoned E2 Environmental Conservation

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 is a housekeeping amendment reconciling a number of anomalies. There are no other environmental effects as a result of the Planning Proposal.

How has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal will have minimal social and economic effects. The proposal seeks to provide for greater certainty in relation to implementing the objectives and intended outcomes of currently adopted Planning Proposals.

This provides for greater certainty in relation to the current and future use of the sites affected by this Planning Proposal having regard to current ownership, previous development approvals and intended use of the land parcels.

The Planning Proposal will facilitate more orderly development in the B1 Neighbourhood Centre zoned land as well as reduce procedural complexity.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

The subject properties are serviced and have access to the full range of public infrastructure to adequately facilitate the Planning Proposal, including road access, water, sewer, and electricity and telecommunications services.

The Planning Proposal will not facilitate intensification of development existing development, current approved uses or future development.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

1. Given the minor nature of the housekeeping amendment it is proposed there will be limited consultation with State and Commonwealth public authorities. The only exception would be for the Fairfield Showground site where consultation with the Office of Environment and Heritage.
2. The Gateway determination will determine consultation required.

Part 4 – Maps

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.

Appendix C contains maps of existing and proposed zones and development standards applying to this Planning Proposal and includes:

- Key Sites Maps;
- Zoning Maps;
- Floor Space Ratio Maps;
- Land Application Maps;
- Height of Buildings Map.
- Viewing Maps (in relation to B1 Neighbourhood Centres)

The Amendments are listed below by map amendment.

A.1 – 302a the Boulevard (Lot 1 DP 35591)

- Amend the Height of Buildings Map Sheet HOB_015 to apply a height of 9 Metres.
- Amend the Floor Space Ratio Map FSR_015 to apply an FSR of 0.45:1.

A.2 – Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)

- To amend Key Sites Map - Sheet KYS_010 to allow the additional permitted use of 'multi dwelling housing' and 'residential flat building'.

A.3 – Smithfield, 117A Wetherill Street (Lot 15 DP 27962)

- To amend the Lot Size for Dual Occupancy Development Map - Sheet LSD_015 to remove the subject site.

A.4– Principal Development Standard - Minimum subdivision lot size for community title schemes

- Amend written instrument to apply Clause 4.1AA minimum subdivision lot size for existing and future community title schemes (No Map amendment required)

B.1 - Fairfield West, 84 Tasman Parade: Lot 0 SP 87321

- Amend Land Zoning Map - Sheet LZN_016 to show the subject site as R4 High Density Residential,
- Amend Key Sites map KYS_010 to allow additional permitted commercial use,
- Amend Height of Buildings Map - Sheet HOB_016 to show 18 metre height limit,
- Amend minimum Lot Size for Dual Occupancy Development Map - Sheet LSD_016 to remove the subject site.
- Amend the Floor Space Ratio Map - Sheet FSR_016 to show the subject site as having an FSR of 2:1

B.2 – Prairiewood 512 to 516 (Lot 3 DP 310205) , 518 (Lot 106 DP 778585), 520 Smithfield Road(Lot 105 DP 778586) and 2 Myrtle Road(Lot 2 DP310205)

- Amend Lot Size Map - Sheet LSZ_011 to remove reference to the subject site.

B.3 – 4 Kellaway Place (Lot 11 DP847242)

- To amend Key Sites Map - Sheet KYS_010 to allow additional permitted use of Sex Services.

C.1– Additional permitted uses Bonnyrigg Town Centre

C.1.1 - 51 Bonnyrigg Avenue Lot 0 SP92595

C.1.2 – 37 Bonnyrigg Avenue Lot 438 SP701592

- Amend Key Sites Map - Sheet KYS_012 to include additional permitted uses of Retail and commercial use to the ground floor.

C.2 – Various sites Zoned B1 Neighbourhood Centre. Please refer to Appendix B for individual lots affected.

- Change the Height of Building maps to allow maximum Height of Buildings of 9 metres to remove procedural complexity.

D.1 – Removal of a heritage item and amendment to another item.

- Amend Councils heritage maps to remove reference to number I86 "*Fairfield Showground, original grand stand and trees*".
- Amend Councils heritage maps to expand boundary of item I85 "*Indigenous flora park*".

Part – 5 Community Consultations

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

The Act determines the requirements for Community consultation for Planning Proposals which is determined during the Gateway process.

The following minimum requirements for notification are set out below:

- Council website and available at the administration building.
- Public notice with the Fairfield City Corporate section of the local newspaper that circulates widely in local government area; and
- Letters with the consultation strategy below to the owners of the sites in accordance with the consultation strategy below.

It is proposed that the Planning Proposal be Exhibited for a minimum period of 28 days.

Consultation Strategy

The following consultation strategy will be in addition to those that may be provided under any Gateway Determination

A. Consultation where no notification is required to existing and surrounding owners

It is recommended that notification is not required for the following issues as the proposed amendments are the result of drafting errors that do not affect the intent of the existing controls and reflect the existing situation:

- **A.1** - Smithfield, 302A The Boulevard (Lot 1 DP 35591);
- **A.2** - Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281);
- **A.3** - Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962);
- **A.4** – Principal Development Standard – Minimum Subdivision lot size for community title schemes.

B. Consultation limited to owners

It is recommended that the consultation be limited to the current owners of the subject sites, as the proposed amendments provide additional controls that need to be addressed in any future redevelopment of the subject sites:

- **B.1** - Fairfield West, 84 Tasman Parade (SP 87321)
- **B.2** - Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road
- **B.3** - Wetherill Park, 4 Kellaway Place;

C. Consultation with owners and adjoining properties

It is recommended that consultation include the owners and adjoining owners, whilst the height limit increase is considered inconsequential, the surrounding community should be given the opportunity to comment as the amendment proposes an increase in height, however minor:

- **C.1** - Additional Permitted Use Bonnyrigg Town Centre Precinct;

- **C.1.1** - Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490);
- **C.1.2** - Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592);
- **C.2** – Various sites zoned B1 Neighbourhood Centre.

D. Consultation with State Agencies and other groups

It is recommended that the Roads and Maritime Services is notified of the proposed zoning label change as the original intent of the Road Label is changing.

- **D.1** - Removal of heritage item and amendment to another item.

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	Prepare and submit Planning Proposal to Department of Planning & Environment	July 2017
2	Gateway Determination	- Assessment by Department of Planning & Environment - Advice to Council	August 2017
3	Completion of required technical information and report (if required back to Council)	Update report on Gateway requirements (if required)	September 2017
4	Public consultation for Planning Proposal	In accordance with Council resolution and conditions of the Gateway Determination.	September 2017
5	Government Agency consultation	Notification letters to Government Agencies as required by Gateway Determination	September 2017
6	Public Hearing (if required) following public consultation for Planning Proposal	Under the Gateway Determination issued by Department of Planning and Environment public hearing is not required.	N/A
7	Consideration of submission	Assessment and consideration of submissions	October 2017
8	Report to Council on submissions to public exhibition and public hearing	Includes assessment and preparation of report to Council	November 2017
9	Possible re-exhibition (if required)	Covering possible changes to draft Planning Proposal in light of community consultation	December 2017
10	Report back to Council	Includes assessment and preparation of report to Council	February 2018
11	Referral to by Parliamentary Council and notify Department of Planning and Environment	- Draft Planning Proposal assessed by Parliamentary Council, legal instrument finalised - Copy of the draft Planning Proposal forwarded to Department of Planning and Environment.	March 2018
12	Plan is made	Notified on Legislation web site	April 2018
Estimated Time Frame			9 months

