

PATRICK WARREN - STRATEGIC PLANNER

FOR ACTION

Subject: Fairfield LEP 2013 - Housekeeping Amendments No.2 (2017)
File Reference 16/00617
Meeting Date: 27/06/2017
Target Date: 18/07/2017
Notes:

65: Fairfield LEP 2013 - Housekeeping Amendments No.2 (2017)
File Number: 16/00617

MOTION: (Bennett/Azzo)

That:

1. Council Endorse the Planning Proposal (Attachment A) to amend Fairfield Local Environmental Plan (FLEP) 2013 as follows:
 - 1.1. Bonnyrigg, 37 and 51 Bonnyrigg Avenue (Lot 438 701592 and Lot 0 SP92595) 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 SP87321) by:
 - 1.2.1. Amending the Land Zoning Map to show the subject site as Zone R4 High Density Residential
 - 1.2.2. Removing the development standards shown on the Lot Size Map and Lot Size for Dual Occupancy Development Map,
 - 1.2.3. Amending the HOB map for the subject site
 - 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. Prairiewood, 512 to 516, 518, and 520 Smithfield Road and 2 Myrtle Road 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 the entirety of Fairfield 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.
 - 1.5. Smithfield, 302A The Boulevarde (Lot 1 DP 35591) by:
 - 1.5.1. Amending the Height of Building Map to apply a development standard of nine (9) metres;

- 1.5.2. Amending the Floor Space Ratio Map to apply development standards of 0.45:1.
- 1.6. Wetherill Park, 4 Kellaway Place (Lot 11 DP 847242) by amending the Key Sites Map to make reference to sex services as an additional permitted uses.
- 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 FLEP 2013.
- 1.8. Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962) by amending:
- 1.8.1. The Lot Size Map to apply a development standard of 450m².
- 1.8.2. Amending the Lot Size for Dual Occupancy Map to apply a development standard of 900m² to the subject site.
- 1.9. B1 Neighbourhood Centre zones by amending the Height of Buildings Map to apply a development standard of 9 metres for sites currently less than 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 by amending the current Heritage Map applying to the site to remove the existing timber grandstand as a heritage listed item.
2. Council refer the Planning Proposal, included in Attachment A 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. Council, 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 City Environmental Planning and Assessment Act 1979 [EP&A]. The delegated functions will be undertaken by the Director Community Outcomes who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.
4. Council receive a report following the public exhibition of the Planning Proposal.
5. A Councillor Briefing be provided to clarify the requirements to achieve the Minimum Site Area provisions relating to various sites within the Fairfield City Centre as outlined in the report.

CARRIED UNANIMOUSLY

ACTION TAKEN BY OFFICER

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