

SEPP (Western Sydney Employment Area) 2009	N/A	-
SEPP (Western Sydney Parklands) 2009	N/A	-
SEPP (Affordable Rental Housing) 2009	Yes	This planning proposal does not contain provisions that would affect the application of the SEPP.
SEPP (Urban Renewal) 2010	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	- Encourage employment growth in suitable locations - Protect employment land in business and industrial zones - Support the viability of identified strategic centres.	No reduction in business or industrial zones is proposed. 171 Cowpasture Road is currently a vacant parcel of land zoned General Industrial. The reclassification of the property will allow Council to dispose of the property for industrial employment uses.	Yes
1.2 Rural Zones	Protect agricultural production value of rural land.	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	N/A	N/A
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	N/A	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.	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	This planning proposal does not affect	
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	N/A	N/A
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	N/A	N/A
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	N/A	N/A
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 planning proposal gives opportunity for development to provide more housing choices, efficient use of infrastructure and services, and to direct some demand for housing away from the fringe. Urban design would be looked at as part of any development application.	Yes
3.2 Caravan Parks and Manufactured Home	Provide for a variety of housing types	N/A	N/A

Estates	Provide opportunities for caravan parks and manufactured home estates.		
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	No change.	Yes
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	The planning proposal is consistent with these documents in providing opportunity for development of residential and employment land in areas that are well serviced by existing infrastructure, transport and services.	Yes
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.	The planning proposal is not proposing to reclassify or rezone any land in the vicinity of these noise contours.	Yes
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.	N/A	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.	No property identified for reclassification in this planning proposal is affected by Acid Sulfate Soils.	N/A
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 property identified for reclassification in this planning proposal is affected by unstable lands or potentially subject to mine subsidence.	N/A
4.3 Flood Prone Land	- 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.	Fairfield LGA has large areas affected by main stream and / or overland flow. Any future development of the sites identified in this planning proposal will be subject to Chapter 11 of the Fairfield City Wide DCP which establishes a framework for flood risk management of flood liable land in the Fairfield City. These controls were drawn up in accordance with the provisions of the NSW Floodplain Development Manual.	Yes
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.	A draft Biodiversity Study identifies parcels of land within the urban area to have potential for bushfires, particularly along riparian corridors. A number of the sites within this planning proposal are within the bushfire protection buffer. Accordingly, any future development would have regard to the document <i>Planning for Bushfire Protection</i> .	Yes
5. Regional Planning			

5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	N/A	N/A
5.2 Sydney Drinking Water Catchments	To protect water quality in the hydrological catchment.	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	- Ensure that the best agricultural land will be available for current and future generations to grow food and fibre - Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning - Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	- Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route - Prevent inappropriate development fronting the highway - Protect public expenditure invested in the Pacific Highway - Protect and improve highway safety and efficiency - Provide for the food, vehicle service and rest needs of travellers on the highway - Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns.	N/A	N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A (Revoked)	N/A	N/A
5.6 Sydney to Canberra Corridor	N/A (Revoked – See amended direction 5.1)	N/A	N/A
5.7 Central Coast	N/A (Revoked – See amended direction 5.1)	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek	N/A	N/A
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	The planning proposal does not contain provisions requiring concurrence, consultation or referral of development applications to the Minister or public authority. It does not identify development as designated development. The draft LEP will simply involve reclassification and rezoning as provided by Fairfield LEP 1994.	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 - 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 the directions. Two (2) of the properties identified within this planning proposal are proposed to be rezoned from recreation zone to residential zones. These parcels have been identified as surplus or not desirable open space due to location, isolation and site access. This planning proposal facilitates the removal of the reservations of public land.	Yes
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	The planning proposal is consistent with the objective of this direction. The planning proposal proposes to reclassify sixteen (16) sites and rezone two (2) sites. The planning proposal does not impose any other development standards apart from those already applying to that	Yes

zone.			
7. Metropolitan Planning			
7.1 Implementation of the Metro Strategy	Planning proposal shall give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metro Strategy.	The planning proposal is generally consistent with the directions as it identifies areas for potential infill residential development, which may assist Council in achieving its residential dwelling target identified in the West Central Sub-Regional Strategy.	Yes

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?

A section of **45-59 Diamond Crescent, Bonnyrigg** is identified to have environmentally significant vegetation as part of a riparian corridor directly adjacent to the Liverpool to Parramatta Bus Transit Way. The draft Fairfield LEP 2010 identifies the site to be split into two (2) zones. The part of the parcel that is identified to have environmental significance is proposed to be zoned E2 Environmental Conservation, while the rest of the property is identified for a “straight transfer” from 2(a) Residential A to R2 Low Density Residential. This planning proposal just deals with the reclassification of the site.

Part of **45-57 Cardwell Street, Canley Vale** is identified to contain environmentally significant vegetation, as the site is directly adjacent to Orphan School Creek. The southern boundary of the site is defined by Orphan School Creek. Accordingly, the draft Fairfield LEP 2010 identifies a small section of the site to be zoned E2 Environmental Conservation. This planning proposal just deals with the reclassification of the site.

52 Richards Road, Wakeley is identified to have a small number of significant trees which acts as a corridor between other areas and the Fairfield Showground site. However, the majority of the site is generally void of any native vegetation and with part of the site used as an unofficial car park for an adjoining veterinary practice. The draft Fairfield LEP 2010 identifies the site to be zoned E2 Environmental Conservation, however, taking into consideration that the majority of the site is void of significant vegetation, there is scope for the zoning to be reviewed at the time of public exhibition of the comprehensive LEP. Accordingly, this planning proposal proposes to rezone part of the site (part of the site void of significant vegetation) to the adjoining residential zone 2(a) Residential A. This planning proposal just deals with the reclassification of the site.

As a result of this planning proposal, no critical habitat or threatened species, populations or ecological communities, or their habitats will be adversely affected as a result of the proposal.

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

Any general constraints associated with development such as flooding, acid sulphate soil, site contamination, vegetation, etc., would be addressed at the development application stage, should the site be identified for redevelopment.

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

The most significant social impact of this planning proposal is the loss of two (2) parcels of open space. However, these parcels have been identified as being undesirable open space due to the location, limited access and poor passive surveillance. The sites have also not been identified for any future embellishments. Accordingly, the parcels have been recommended for future disposal.

117A Wetherill Street, Smithfield – With respect to 117A Wetherill Street, there will be limited impacts on relevant Council strategic studies such as the open Space Strategy 2007 and the Draft Fairfield Residential Development (RDS) Strategy 2009. As discussed previously in this planning proposal, the Draft RDS looks at the residential development within the City, but also takes into consideration Open Space and Recreation requirements. The Draft RDS identifies that “there is an imbalance in the distribution of open space in Fairfield LGA, with a bias towards the New Residential Area (including Smithfield), which features 47.5% of total open space but only 37.2% of the population”.

To ensure all residents have access to open space land, the Fairfield Environmental Management Plan 2006-2016 (**Attachment G**) has established two relevant targets; that 90% of all residents have a park within 400 metres of their homes and that there is a park in each suburb that achieves the standards detailed in the “Parks Improvement Program”.

Three (3) small (pocket) parks are within 400 metres and two (2) large (neighbourhood) parks are within 800 metres of 117A Wetherill Street Smithfield. So this precinct achieves the relevant targets in the management plan even if the subject site is rezoned and sold.

52 Richards Road Wakeley – With respect to 52 Richards Road as a loss of open space, the site is not identified within Councils Open Space Strategy, nor is it identified within a Plan of Management as a park.

Two (2) small (pocket) parks are within 400 metres, one (1) small (pocket) park and two (2) large neighbourhood parcels of open space (associated with Orphan School Creek and Clear Paddock Creek) are within 800 metres as well as Fairfield Showground and Fairfield Golf Course being located directly opposite the site. Consequently, this area achieves the relevant targets in the management plan even if the subject site is rezoned and sold.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

It is unlikely that this planning proposal will result in an increase in demand in infrastructure.

However, the site 45-57 Diamond Crescent, Bonnyrigg is a large parcel of residential land that is identified within Council's Property Development Fund (PDF) for future redevelopment. This site has the capability to yield a large number of residential lots, with a possible impact on local infrastructure. Any increase in local services and infrastructure would be reviewed as part of any development application.

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

Council previously consulted with a number of relevant public authorities under the former Section 62 Consultation. No formal objection was raised from these authorities. A copy of the initial correspondence forwarded to relevant authorities and submissions made can be viewed in **Attachment H & Attachment I** of this planning proposal.

Further comments from the relevant public authorities will be sought once consultation has occurred as part of the gateway determination of the planning proposal.

Part 4 – Community Consultation

Community consultation (including a public hearing for sites in need of reclassification from 'Community' to 'Operational') is proposed in accordance with S.57 of the Environmental Planning and Assessment Act 1979 and Clause 14 of the Environmental Planning and Assessment Regulation 2000.

A period of 28 days would be appropriate for the exhibition of the planning proposal and notification is able to be conducted by way of direct correspondence to surrounding owners, publication within the local press and information on Fairfield City Council's website.

Once the exhibition period has concluded, it is intended to hold a public hearing subject to S.57 (6) of the Environmental Planning and Assessment Act 1979 for land involving re-classification from community to operational. There will be further notification in the local press of the public hearing as well as direct correspondence with any parties that provide a submission during the public exhibition period. A report will then be submitted to Council with details of the results of the public hearing.

Planning Practice Note PN09-003 pertains to the classification and reclassification of public land through a local environmental plan and is provided at **Attachment J**.

Section 117 Directions – 52 Richards Road, Wakeley & 117A Wetherill Street, Smithfield

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.	N/A	Yes
1.2 Rural Zones	Protect agricultural production value of rural land.	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	N/A	N/A
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	N/A	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.	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	This planning proposal does not affect environmentally sensitive areas. The previous Planning Proposal (LEP 128) noted that 52 Richards Road, Wakeley contained some low conservation vegetation close to the corner of Smithfield Road and Richards Road, with the rezoning occurring over the vacant land close to existing buildings.	YES
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	N/A	N/A
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	N/A	N/A
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	N/A	N/A
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 planning proposal gives opportunity for development to provide more housing choices, efficient use of infrastructure and services, and to direct some demand for housing away from the fringe. Urban design would be looked at as part of any development application.	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.	N/A	N/A
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	No change.	Yes

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	The planning proposal is consistent with these documents in providing opportunity for development of residential and employment land in areas that are well serviced by existing infrastructure, transport and services.	Yes
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.	The planning proposal is not proposing to rezone any land in the vicinity of these noise contours.	Yes
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.	N/A	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.	No property identified for rezoning in this planning proposal is affected by Acid Sulfate Soils.	N/A
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 property identified for rezoning in this planning proposal is affected by unstable lands or potentially subject to mine subsidence.	N/A
4.3 Flood Prone Land	- 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.	Fairfield LGA has large areas affected by main stream and / or overland flow. Any future development of the sites identified in this planning proposal will be subject to Chapter 11 of the Fairfield City Wide DCP which establishes a framework for flood risk management of flood liable land in the Fairfield City. These controls were drawn up in accordance with the provisions of the NSW Floodplain Development Manual. The two sites are not affected by mainstream or overland flooding.	Yes
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.	A draft Biodiversity Study identifies parcels of land within the urban area to have potential for bushfires, particularly along riparian corridors. Both of the sites are not identified as being bushfire prone. However, 52 Richards Road, Wakeley within this planning proposal is within the bushfire protection buffer. Accordingly, any future development would have regard to the document <i>Planning for Bushfire Protection</i>.	Yes

5. Regional Planning				
5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	N/A		N/A
5.2 Sydney Drinking Water Catchments	To protect water quality in the hydrological catchment.	N/A		N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	- Ensure that the best agricultural land will be available for current and future generations to grow food and fibre - Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning - Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas	N/A		N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	- Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route - Prevent inappropriate development fronting the highway - Protect public expenditure invested in the Pacific Highway - Protect and improve highway safety and efficiency - Provide for the food, vehicle service and rest needs of travellers on the highway - Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns.	N/A		N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A (Revoked)	N/A		N/A
5.6 Sydney to Canberra Corridor	N/A (Revoked – See amended direction 5.1)	N/A		N/A
5.7 Central Coast	N/A (Revoked – See amended direction 5.1)	N/A		N/A
5.8 Second Sydney Airport: Badgerys Creek	Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek	N/A		N/A
6. Local Plan Making				
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	The planning proposal does not contain provisions requiring concurrence, consultation or referral of development applications to the Minister or public authority. It does not identify development as designated development. The draft LEP will simply involve correcting a rezoning as provided by draft Fairfield LEP 2011.		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 - 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 the directions. The two (2) properties identified within this planning proposal are proposed to be rezoned from recreation zone to residential zones. These parcels have been identified as surplus or not desirable open space due to location, isolation and site access. This		Yes

		planning proposal facilitates the removal of the reservations of public land.	
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	The planning proposal is consistent with the objective of this direction. The planning proposal proposes to rezone two (2) sites. The planning proposal does not impose any other development standards apart from those already applying to that zone.	Yes
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Planning proposal shall give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metro Strategy.	The planning proposal is generally consistent with the directions as it identifies areas for potential infill residential development, which may assist Council in achieving its residential dwelling target identified in the West Central Sub-Regional Strategy.	Yes



Subject Site:
117A Wetherill Street Smithfield



SCALE - 1:1,500

(Aerial Photo taken Jan/Feb 2011)

AERIAL PHOTO MAP DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 1/05/2013



SCALE - 1:1,500



Subject Site:
52 Richards Road Prairewood

(Aerial Photo taken Jan/Feb 2011)

AERIAL PHOTO MAP

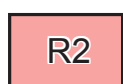
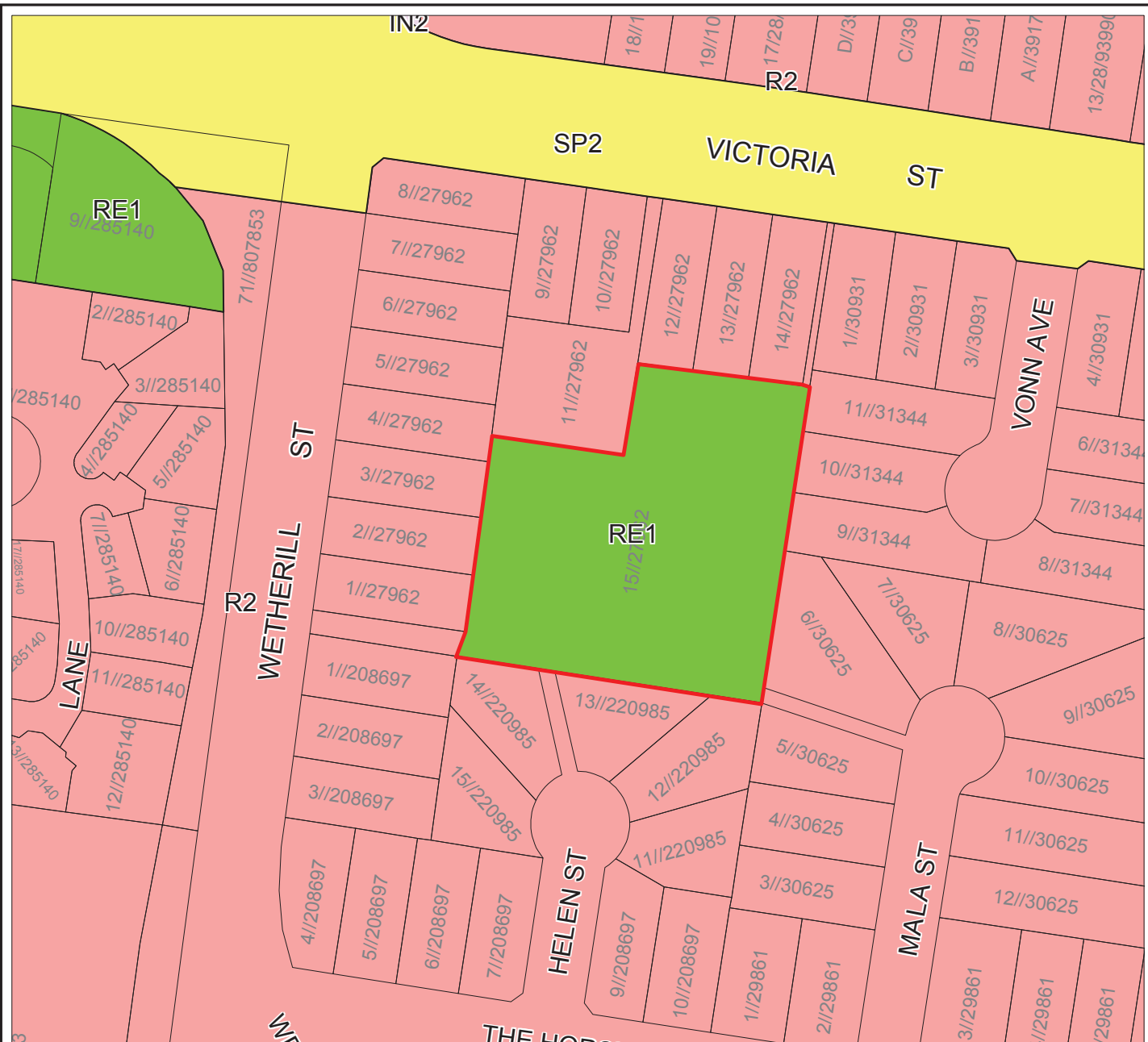
DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 9/05/2013



R2 - Low Density Residential



SP2 Infrastructure



Subject Site:
117A Wetherill Street Smithfield



RE1 - Public Recreation



SCALE - 1:1,500

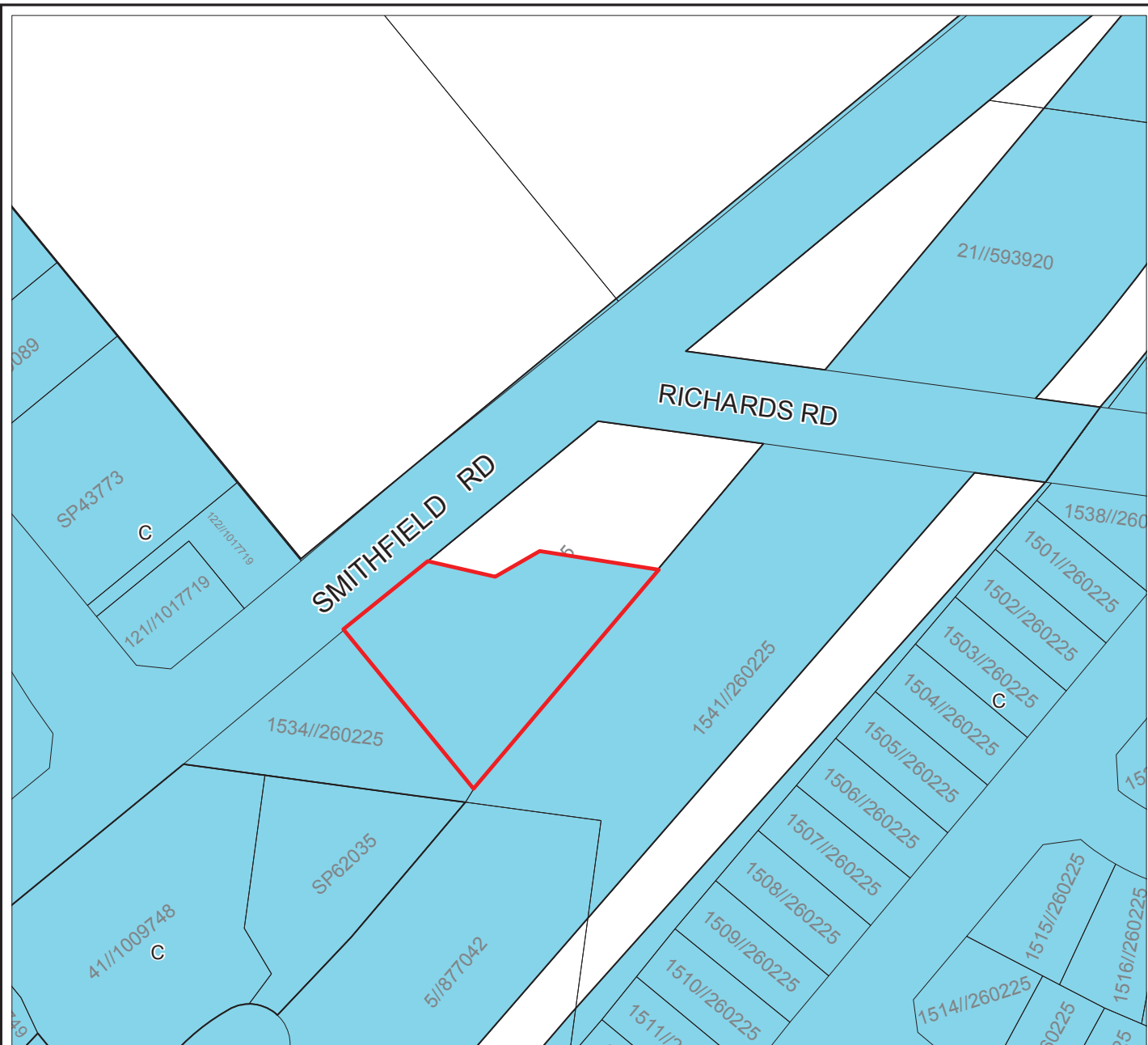
FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 CURRENT LAND ZONING

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 1/05/2013



0.45 - Maximum Floor Space (n:1)



Subject Site:
52 Richards Road Prairewood



SCALE - 1:1,500

DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 FLOOR SPACE RATIO

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 9/05/2013



9 - Maximum Building Height (m)



SCALE - 1:1,500



Subject Site:
117A Wetherill Street Smithfield

DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 HEIGHT OF BUILDING

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 10/05/2013



450 - Minimum Lot Size (m²)



SCALE - 1:1,500



Subject Site:
117A Wetherill Street Smithfield

DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 LOT SIZE MAP

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 10/05/2013



450 - Minimum Lot Size (m²)



Subject Site:
52 Richards Road Prairewood



SCALE - 1:1,500

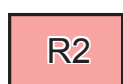
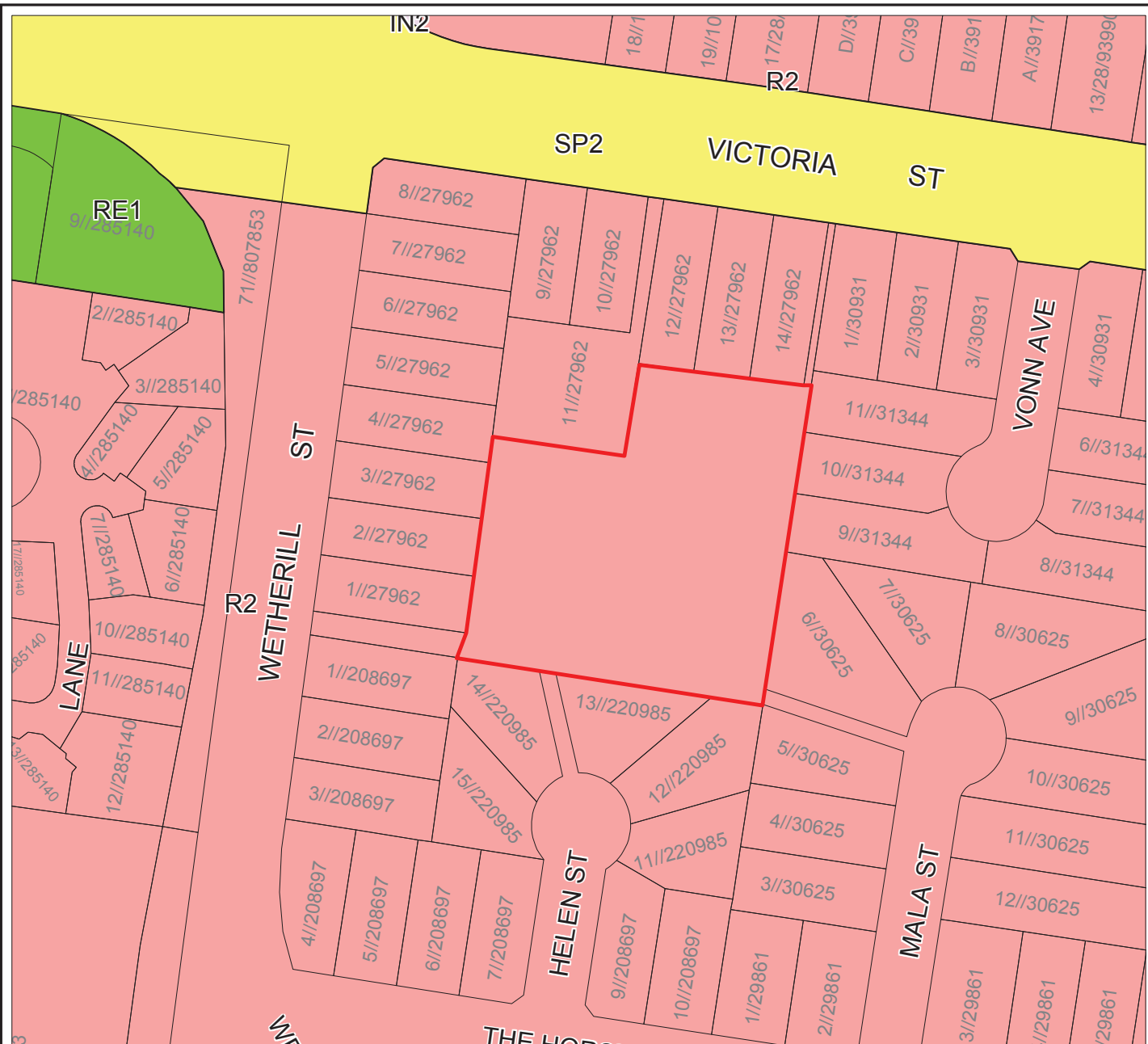
DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 LOT SIZE MAP

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 13/05/2013



R2 - Low Density Residential



SP2 Infrastructure



Subject Site:
117A Wetherill Street Smithfield



RE1 - Public Recreation



SCALE - 1:1,500

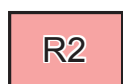
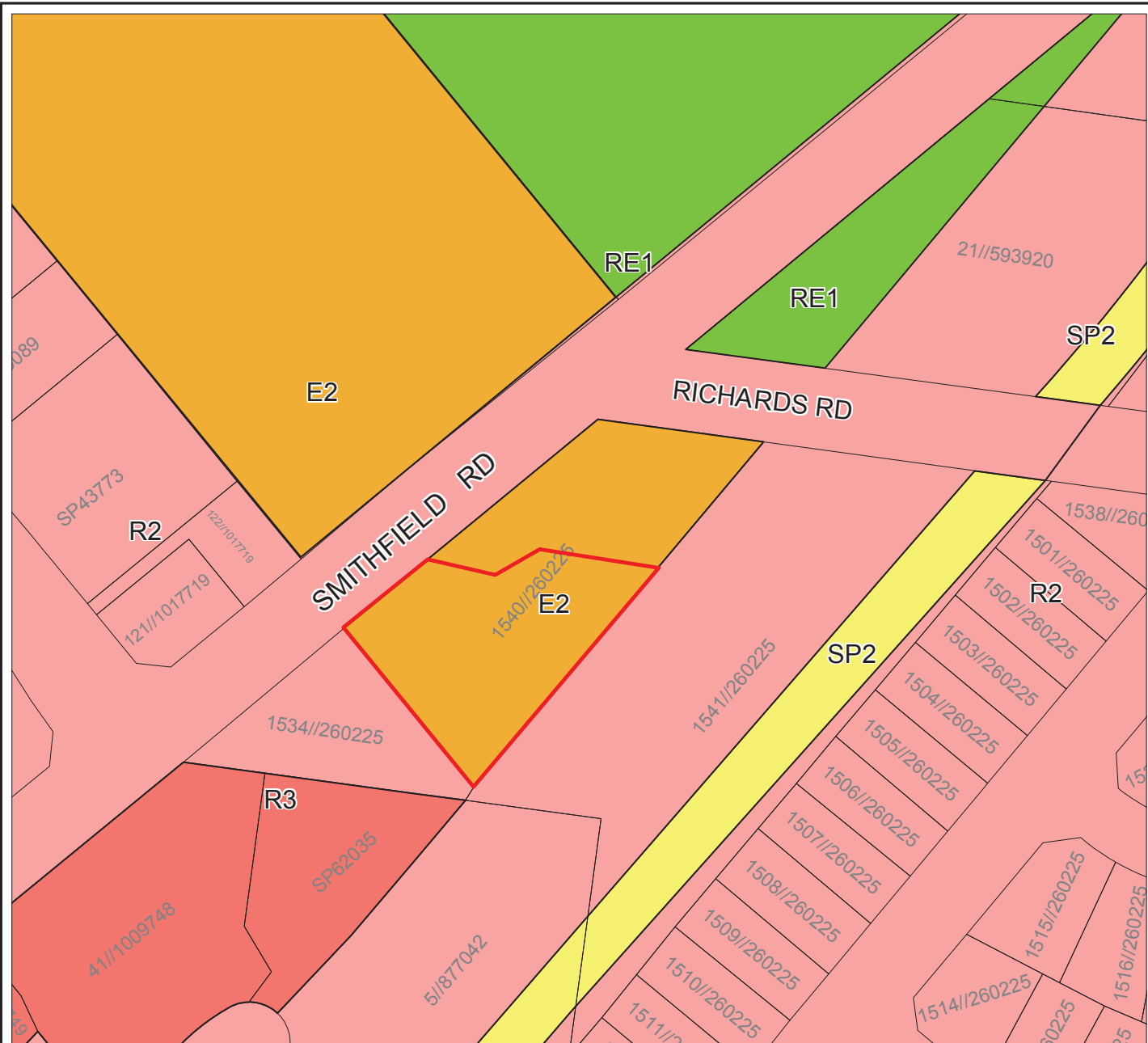
DRAFT FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 PROPOSED LAND ZONING

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 1/05/2013



R2 - Low Density Residential



R3 - Medium Density Residential



SCALE - 1:1,500



Subject Site:
52 Richards Road Prairewood



SP2 Infrastructure



RE1 - Public Recreation



E2 Environmental Conservation

FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 CURRENT ZONING

PLANNING OFFICER: ANJELE VU

COUNCIL FILE : 13/08055

DRAWN BY: L. RAO

DATE : 3/05/2013

Attachment E – J

Planning Proposal -Rezoning of two Council owned sites from:

- *RE1 Public Recreation to R2 Low Density Residential; and*
- *E2 Environmental Conservation to R2 Low Density Residential*

*Fairfield Local Environmental Plan 2013
Amendment No. (INSERT NO.)*

To view attachments E – J of the Planning Proposal please copy and paste this link to your web browser.

<http://www.fairfieldcity.nsw.gov.au/default.asp?iDocID=6622&iNavCatID=3&iSubCatID=53#draftlepproposal>