

Planning proposal to rezone various sites in Canley Heights and Fairfield Heights/Smithfield for open space purposes

Proposal Title : Planning proposal to rezone various sites in Canley Heights and Fairfield Heights/Smithfield for open space purposes

Proposal Summary : This planning proposal seeks to amend the Fairfield Local Environmental Plan 1994 and the draft Fairfield Local Environmental Plan 2011, to rezone various sites within Canley Heights and Fairfield Heights/Smithfield for open space purposes.

The proposed amendment will reflect Council's intended planning outcomes for these parcels of land, restrict future development on these lands and provide increased open space opportunities to accommodate the current and future needs within these localities.

The proposal also seeks to amend the Draft Fairfield LEP 2011 height of buildings, floor space ratio and land reservation acquisition maps.

PP Number : PP_2012_FAIRF_002_00 **Dop File No :** 12/12154

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions :

- 3.1 Residential Zones
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : It is recommended that this planning proposal proceed, subject to the following conditions:

1. The Director-General (or delegate) agrees that the inconsistency of this proposal with section 117 Direction 3.1 'Residential Zones' is justified;
2. Prior to exhibition, Council amends Figure 5 'Smithfield Sites - Aerial Photo' in the planning proposal to ensure that the location of the subject sites in Smithfield are clearly identified;
3. Community consultation is required for a period of 28 days;and
4. The planning proposal is completed within 12 months;

Supporting Reasons : It is considered that this proposal has merit for progression.

Panel Recommendation

Recommendation Date : 09-Aug-2012

Gateway Recommendation : Passed with Conditions

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend Figure 5 Smithfield Sites Aerial Photo to clearly identify the sites subject to this planning proposal (i.e. similar to the identification of sites in Figure 1 Canley Heights Site Aerial Photo).
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal must be made publicly available for 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made

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publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Origin Energy
- Sydney Water
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

5. Council is to directly consult with the owners of land whose properties are proposed to be zoned for open space purposes, as part of the public exhibition of this planning proposal.

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature: _____

Printed Name: _____

Date: _____