

Planning Proposal

Proposed Amendment to
Fairfield Local Environmental Plan 2013

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

Rezone certain Zone R2 Low Density Residential land in Fairfield East and Fairfield Heights to Zone R3 Medium Density Residential

Rezone certain Zone R3 Medium Density Residential land in the vicinity of Fairfield and Villawood town centres and in Fairfield East to Zone R4 High Density Residential

Rezone land at 2-10 Jacaranda Court, Fairfield East from Zone R2 Low Density Residential to Zone RE1 Public Recreation.

Amend Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps where applicable.

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1. Preliminary Information

1.1 Context

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

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

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

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

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

1.2 Background Information

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

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

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

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

1.3 Subject Land

This Planning Proposal applies to six distinct precincts being:

1. **Fairfield (north) Precinct** - Land in Fairfield bounded by Polding Street, The Horsley Drive, Cunninghame Street, Station Street and Sackville Street north up to Polding Street, (currently Zoned R3 Medium Density Residential and proposed to be rezoned to Zone R4 High Density Residential);

Street name	Street numbers
Adam Street	2 to 18, 3 to 15
Cunninghame Street	2 to 8, 12 to 22, 24 to 32
Polding Street	1 to 7, 9A to 17,
Sackville Street	2 to 10, 18
Smart Street	96 to 114, 97 to 127
Station Street	38 to 46A
The Horsley Drive	418 to 432
Ware Street	182 to 206, 181 to 201

2. **Fairfield (south) Precinct** - Land in Fairfield bounded by Wrentmore Street, Thomas Street, Hamilton Road, Lackey Street, Frederick Street, Railway Parade, Coleraine Street, Sackville Street to Wrentmore Street (currently Zoned R3 Medium Density Residential land and proposed to be rezoned to Zone R4 High Density Residential);

Street name	Street numbers
Austral Pde	2 to 2A, 3
Coleraine Street	10, 12 to 16, 18 to 22, 26 to 34A, 36, 54-56
Francis Street	2 to 40, 1 to 23, 25 to 43
Frederick Street	16 to 52, 1 to 3, 3A & 3B, 5 to 9A, 1/11A to 23
Hamilton Road	94 to 130, 55 to 105
Hampton Street	1 to 27, 2 to 22
Harold Street	4 to 46, 3 to 41
Harris Street	94 to 124, 87 to 117
Hunter Street	2 to 20 & 20A, 1 to 21
Lackey Street	2 to 2D, 2A to 8
Olive Street	2 to 22, 24 to 46A, 1A to 17, 19 to 43

Railway Pde	34 to 44, 45 to 61
Sackville Street	86 to 90, 92 to 98, 98A to 100,
Thomas Street	5 to 15A
Wrentmore Street	49

3. **Fairfield Heights Precinct** - Land in Fairfield bounded by Polding Street, Sackville Street, Churchill Street, Eustace Street, up to the R3 Medium Density and R2 Low Density zoning boundary, north along the boundary to Station Street, right to and then north along Marlborough Street to Polding Street (currently zoned R2 Low Density Residential land and proposed to be rezoned to Zone R3 Medium Density Residential);

Street name	Street numbers
Camden Street	40 to 86, 31 to 83A
Churchill Street	1A to 61
Eustace Street	36 to 36B
Granville Street	2 to 30, 1 to 27A
Hale Place	1 to 5, 2 to 6A
Polding Street	19 B to 49, 59 to 71
Marlborough Street	2 to 18B
Nelson Street	68 to 116, 77 to 145
Sackville Street	1 to 13, 15 to 25, 27 to 39, 47 to 55, 57 to 67, 71 to 83
Smart Street	116 to 144, 152 to 168; 153C to 171; 129-153
Station Street	70 to 86, 63 to 117
Ware Street	205 to 225 , 227A to 243,

4. **Fairfield East (west) Precinct** - Land within Fairfield East located in the precinct bounded by Tangerine Street, the eastern boundary of the public school at 66 Tangerine Street, South to Bligh Street, west to Normandy Street, south to Mitchell Street, north along Hercules Street to Tangerine Street (currently Zone R2 Low Density Residential land and proposed to be rezoned to Zone R3 Medium Density Residential);

Street name	Street numbers
Bligh Street	91
Cary Way	1 to 7, 4 to 8
Hercules Street	32, 34, 36 to 62, 64
Laurina Avenue	4 to 38, 15 to 31
Melaleuca Avenue	1 to 11, 15, to 21,
Mitchell Street	1 to 11, 19 to 27
Normanby Street	34 to 44,
Peppercorn Avenue	4 to 20, 22 to 38
Robina Avenue	14 to 24, 1 to 35
Tangerine Street	66 to 90, 92 to 100A, 102 to 110

5. **Fairfield East / Villawood (north) Precinct** - Land within Fairfield East located in the precinct approximately bounded by the beginning from 64 Tangerine Street east to Mandarin Street (inclusive of all properties along Mandarin Street and within the immediate precinct currently Zone R3 Medium Density Residential except for No.32 to 36 Tangerine Street and 82 to 84 Mandarin Street), south to River Avenue and inclusive of

Zone R3 Medium Density Residential land east of Mandarin Street in Bligh and Belmore Streets, west to Normandy Street, north along Normanby Street to Bligh Street, east to eastern edge of the primary school boundary and thence north along the boundary to Tangerine Street (currently Zone R3 Medium Density Residential and proposed to be rezoned to Zone R4 High Density Residential);

Street name	Street numbers
Belmore Street	19 to 33, 47 to 87, 4 to 16, 50 to 56, 82, 86 to 92,
Bligh Street	26 to 40, 50 to 82, 25 to 39, 49 to 79,
Lupin Avenue	2 to 30, 1 to 17
Macarthur Street	2 to 28, 1 to 3
Mandarin Street	86 to 100, 102 to 118, 120 to 122, 83A to 99, 101 to 117, 119 to 129,
Normanby Street	70 to 86, 50 to 62,
River Avenue	105 to 117, 121 to 125, 127 to 133, 135 to 141
Seaman Avenue	2A to 16, 1 to 15
Tangerine Street	40 to 46, 48 to 54, 56-64,

6. **Villawood (south) Precinct** - Land within Villawood located in the precinct bounded by and beginning with 45 Villawood Road east to Kamira Avenue, south along Kamira Avenue and inclusive of R3 Medium Density Residential land east to Villawood Road south to Kirrang Road, north west/north to Wattle Avenue, west to and including 31 Wattle Avenue and north along its side boundary to the railway line, thence east to Kamira Avenue (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.

Street name	Street numbers
Hillawa Street	4 to 16, 1 to 19
Kamira Avenue	22 to 1 to
Kirrang Avenue	1 to 11,
Villawood Road	40 to 45
Wattle Avenue	1 to 31
Woodville Road	898 to 918

While every care has been taken to account for affected properties by street address, refer to the attached Precinct Location Map contained in Appendix A - A.1

In addition to the above six precincts, land at No.2 -10 Jacaranda Court, Fairfield East (currently Zoned R2 Low Density Residential) is proposed to be rezoned to Zone RE1 Public Recreation as previously discussed in Section 1.2 of this Planning Proposal.

1.4 Surrounding Development

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

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

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

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

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

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

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

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

Fairfield East (west) Precinct – The existing R2 Low Density Residential zoned area west of Normanby Street contains two storey detached cottages on lots less than 450 m² as part of a residential redevelopment, forming a medium density environment containing a neighbourhood park. The portion of R2 Low Density Residential zoned land east of Normanby Street contains a small number of detached cottages, an aged care facility and a primary school.

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

Fairfield East / Villawood (north) Precinct - The existing R3 Medium Density Residential zoned area consists of mainly detached post WWII brick and fibro cottages with a small number of community housing medium density developments constructed since 2010 to replace existing low density housing stock. A small neighbourhood park (1238 m²) is

contained within the precinct. Surrounding the subject land to the north is a R2 Low Density Residential zone consisting of detached post WWII cottages, with larger new dwellings progressive replacing older housing.

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

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

Villawood (south) Precinct -

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

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

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

2. Parts of the Planning Proposal

2.1 Part 1 - Objectives or Intended Outcomes

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

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

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

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

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

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

2.2 Part 2- Explanation of Provisions

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

- a) Zone R2 Low Density Residential land in Fairfield East and Fairfield Heights to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps;
- b) Zone R3 Medium Density Residential land in Fairfield, Fairfield East and Villawood to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps; and
- c) Zone R2 Low Density Residential land applying to No.2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps.

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

- Appendix A.1 The land subject to the Planning Proposal
- Appendix A.2 Current and proposed Land Use Zone

- Appendix A.3 Current and proposed Floor Space Ratio
- Appendix A.4 Current and proposed Height of Buildings
- Appendix A.5 Current and proposed Lot Size
- Appendix A.6 Current and proposed Lot Size for Dual Occupancy Development

2.3 Part 3 – Justification

Section A – Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

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

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

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

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

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

Is there a net community benefit?

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

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

Table A – Net Community Benefit Test Assessment

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

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with associated residential to public recreation rezoning in Fairfield East

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

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

Section B – Relationship to strategic planning framework

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

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

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

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

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

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

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

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

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

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

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

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

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

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.	The proposal does not affect land within any existing or proposed business or industrial zone.	NA
1.2 Rural Zones	Protect agricultural production value of rural land.	The proposal does not affect land within any existing or proposed rural zone	NA
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	The proposal does not prohibit mining or restrict the potential development of resources	NA
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	The proposal does not apply to any Priority Oyster Aquaculture Areas and other oyster aquaculture outside such an area.	NA
1.5 Rural Lands	Not applicable to Fairfield LGA	Not applicable to Fairfield LGA	NA
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	The proposal does not apply to any land within an environment protection zone or any land otherwise identified for environmental protection purposes under FLEP 2013	NA

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	This proposal does not apply to any land identified within the coastal zone as defined under the Coastal Protection Act 1979	NA
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	There are a small number of items of environmental heritage included within the land identified by this Planning Proposal. This proposed amendment to Fairfield LEP 2013 does not in itself have any direct impact of the heritage significance of these sites. Future redevelopment proposals that will be initiated by the proposed amendments to Fairfield LEP 2013 will need to assess the heritage impacts on individual heritage items either affected by or in the vicinity of such proposals. This will be undertaken individually at each subsequent development application stage.	YES
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	The proposal does not enable land to be development for the purpose of a recreation vehicle area (within the meaning of the Recreation Vehicles Act 1983)	NA
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	- Encourage a variety and choice of housing types to provide for existing and future housing needs - Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services - Minimise the impact of residential development on the environment and resource lands.	The proposal is consistent with this Direction as it broadens the choice of building types and location available to increase densities. It makes more efficient use of infrastructure and services. The outcome of the planning proposal will be to ultimately increase density and housing choice in existing residential areas where there is good access to existing infrastructure and services. The planning proposal will promote residential development in established areas and will accommodate part of Council's dwelling target without the need to impact upon other areas of the LGA considered to have	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		greater environmental significance.	
3.2 Caravan Parks and Manufactured Home Estates	- Provide for a variety of housing types - Provide opportunities for caravan parks and manufactured home estates.	The proposal does not impact upon existing caravan parks and manufactured homes estates.	NA
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	The planning proposal aims to increase density in established areas of the LGA which will in turn promote opportunities for the establishment of low-impact small businesses in dwelling houses.	YES
3.4 Integrating Land Use and Transport	- Improve access to housing, jobs and services by walking, cycling and public transport. - Increase choice of available transport and reducing car dependency. - Reduce travel demand and distance (especially by car) - Support the efficient and viable operation of public transport services - Provide for the efficient movement of freight	The proposal is consistent with this Direction as it rezones land for greater residential densities in locations that improve access to housing, jobs and services by walking, cycling and public transport. The outcome of the planning proposal will be to ultimately increase density and housing choice in existing residential areas where there is good access to existing infrastructure and services.	YES
3.5 Development Near Licensed Aerodromes	- Ensure effective and safe operation of aerodromes - Ensure aerodrome operation is not compromised by development - Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures.	This proposal does not create, alter or remove a zone or a provision relating to land in the vicinity of a licensed aerodrome.	NA
3.6 Shooting Ranges	- Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, - Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land - Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.	The proposal does not rezone land adjacent to and/or adjoining any existing shooting range.	NA

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
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 Planning Proposal does include the rezoning of some lands that are identified as Class 5 of the acid sulphate soils map under FLEP 2013. The relevance of this Direction will come into play upon lodgement of any future development application which proposes works on these affected sites. Rezoning of these sites to increase residential densities does not trigger an assessment under Clause 6.1 of FLEP 2013. This clause will come into consideration when future development is proposed.	YES
4.2 Mine Subsidence and Unstable Land	Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	The proposal does not apply to any land within a Mine Subsidence District proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961 or has been identified as unstable land.	NA
4.3 Flood Prone Land	- Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>. - Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The existing urban areas of Fairfield City are located within a floodplain (part of the Georges River Catchment). These areas are highly urbanised and have the potential to be exposed to different degrees of overland and mainstream flooding associated with stormwater runoff. Council has undertaken a number of Flood Studies which have identified several areas included within the Planning Proposal as having varying levels of flood risk. Future redevelopment of land in accordance with the proposed changes to Fairfield LEP 2013 will be required to meet the provisions of Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Governments <i>Flood Planning Development Manual 2005</i> .	YES

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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

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

Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	services and facilities by reserving land for public purposes Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	changes to land reserved for public services and facilities.	
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	The Planning Proposal aims to rezone land and amend FSR and height provisions applying to some areas but it does not propose to introduce any unnecessarily restrictive site specific planning controls.	YES
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014.	The planning proposal is consistent with this direction. Further details are provided earlier in this proposal under Section B – Relationship to Strategic Planning Framework	YES

Section C – Environmental, social and economic impact

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

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

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

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

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

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

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

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

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

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

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

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

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

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

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

Section to be completed following Gateway Determination.

2.4 Part 4 – Mapping

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

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

Fairfield Heights – upzoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential

- a) Amend the relevant Land Zoning Map (LZN_016, LZN_020) for the subject land in Fairfield Heights from Zone R2 Low Density Residential land to Zone R3 Medium Density Residential;
- b) Amend the relevant Lot Size Map (LSZ_016, LSZ_020) for the subject land in Fairfield Heights by deleting G (450 m²) and thereby removing the Lot Size development standard.
- c) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD_016, LSD_020) for the subject land in Fairfield Heights by deleting M (600 m²) and T (900 m²) and thereby removing the Lot Size for Dual Occupancy Development development standard.

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

- d) Amend the relevant Land Zoning Map (LZN_020, LZN_021) for the subject land in Fairfield, Fairfield East and Villawood from Zone R3 Medium Density Residential to Zone R4 High Density Residential;
- e) Amend the relevant Floor Space Ratio Map (FSR_020, FSR_021) for the subject land in Fairfield, Fairfield East and Villawood from C (0.45:1) to T (2:1);
- f) Amend the relevant Height of Building Map (HOB_020, HOB_021) for the subject land in Fairfield Heights from J (9m) to Q (20m);

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

- g) Amend the relevant Land Zoning Map (LZN_020) for the subject land in Fairfield East from Zone R2 Low Density Residential to Zone R3 Medium Density Residential land;

- h) Amend the relevant Lot Size Map (LSZ_020) for the subject land in Fairfield East by deleting G (450 m²) and thereby removing the Lot Size development standard;
- i) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD_020) for the subject land in Fairfield East by deleting M (600 m²) and thereby removing the Lot Size for Dual Occupancy Development development standard.

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

- j) Amend the relevant Land Zoning Map (LZN 020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation;
- k) Amend the relevant Floor Space Ratio Map (FSR_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting C (045:1) and thereby removing the Floor Space Ratio development standard.
- l) Amend the relevant Height of Building Map (HOB_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting J (9m) and thereby removing the Height of Building development standard;
- m) Amend the relevant Lot Size Map (LSZ_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting G (450 m²) and thereby removing the Lot Size development standard;
- n) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting M (600 m²) and thereby removing the Lot Size for Dual Occupancy Development development standard.

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

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

2.5 Part 5 - Community Consultation

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

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

Note: Section to be completed following Gateway Determination.

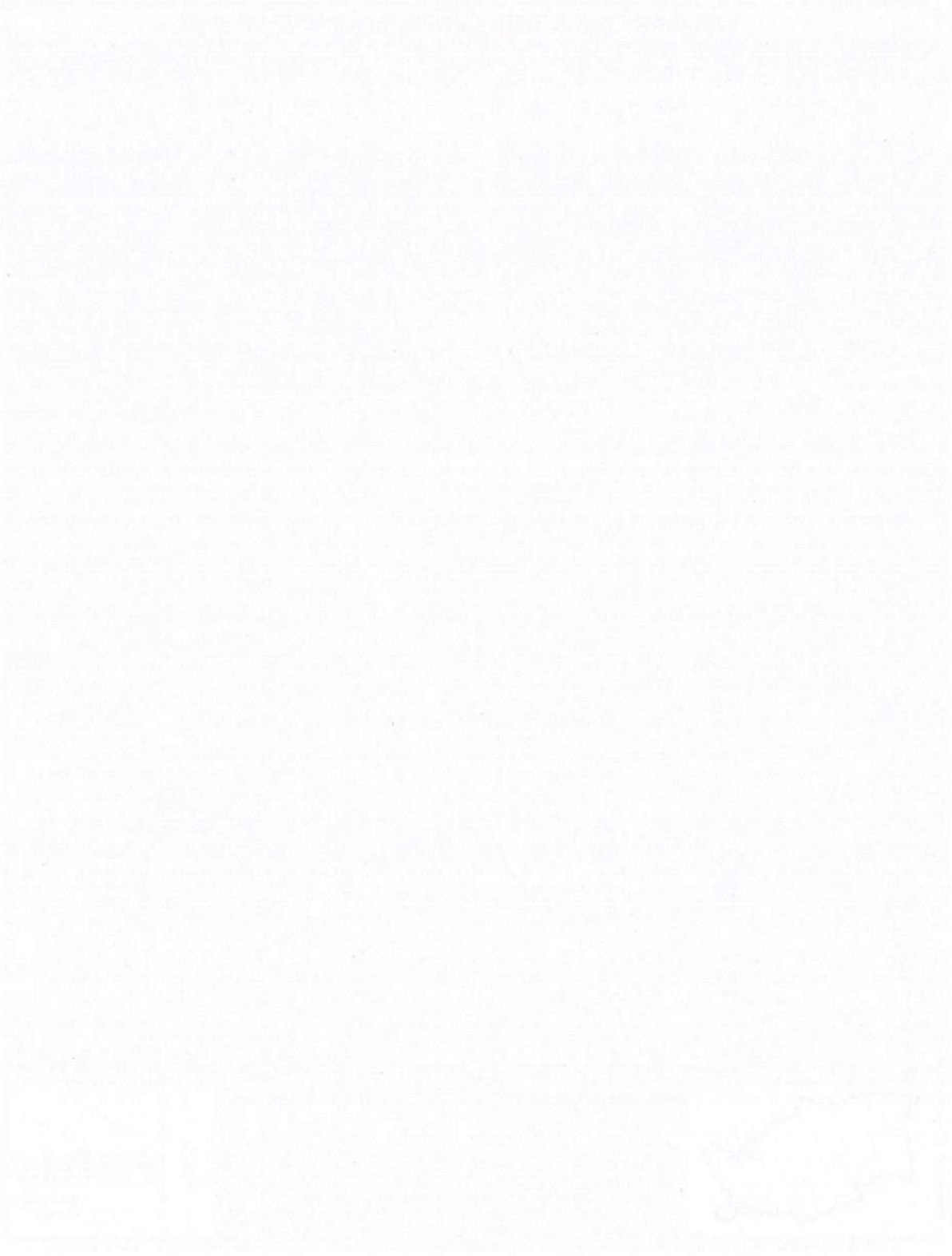
(The Gateway Determination will determine consultation required. Insert this information after Gateway Determination - Delete before printing)

2.6 Part 6 – Project Timeline

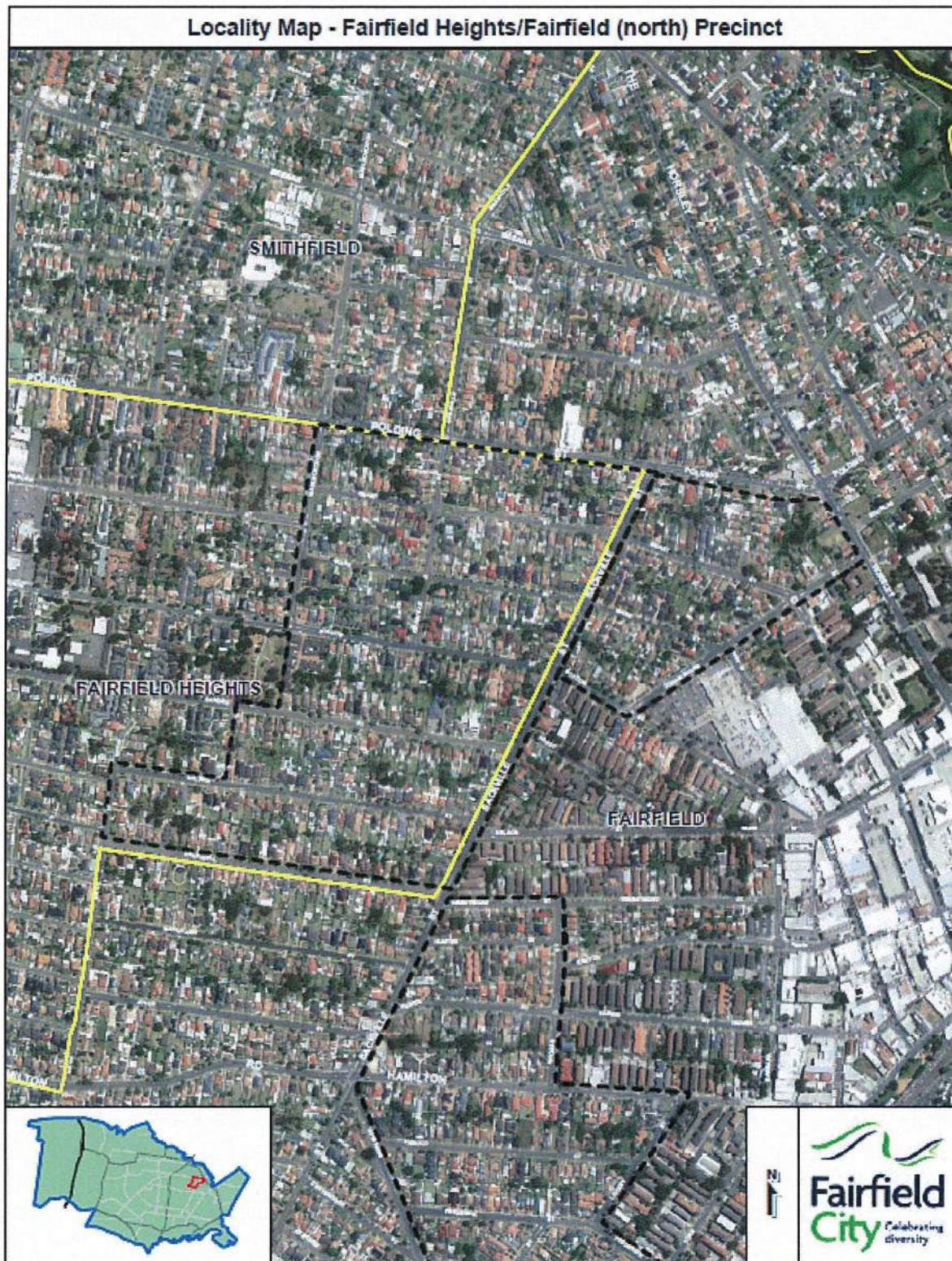
The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	Prepare and submit Planning Proposal to DP&I	September 2015
2	Gateway Determination	- Assessment by DP&I (including LEP Panel) - Advice to Council	November 2015
3	Completion of required technical information and report (if required) back to Council	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	December 2015
4	Public consultation for Planning Proposal	In accordance with Council resolution and conditions of the Gateway Determination.	Jan / Feb 2016
5	Government Agency consultation	Notification letters to Government Agencies as required by Gateway Determination	As determined by the Gateway Determination
6	Public Hearing (if required) following public consultation for Planning Proposal	Under the Gateway Determination issued by DP&I public hearing is not required.	
7	Consideration of submission	Assessment and consideration of submissions	1 month
8	Report to Council on submissions to public exhibition and public hearing	Includes assessment and preparation of report to Council	1 month:
9	Possible re-exhibition	Covering possible changes to draft Planning Proposal in light of community consultation	Minimum 1 month
10	Report back to Council	Includes assessment and preparation of report to Council	1 month
11	Referral to PCO and notify DP&I	- Draft Planning Proposal assessed by PCO, legal instrument finalised - Copy of the draft Planning Proposal forwarded to DP&I.	1 month
12	Plan is made	Notified on Legislation web site	Prior to September 2016
Estimated Time Frame			12 months

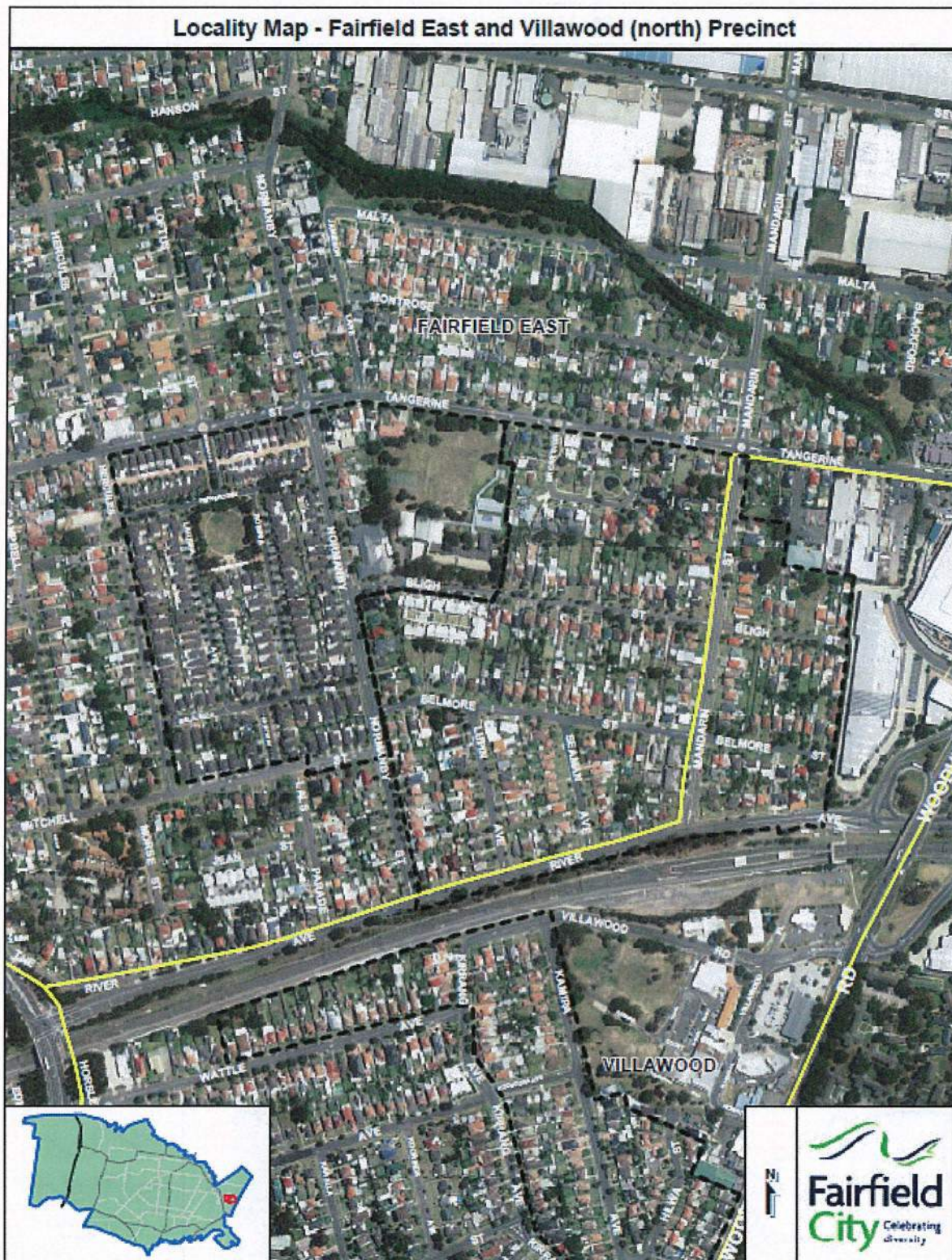
Appendices



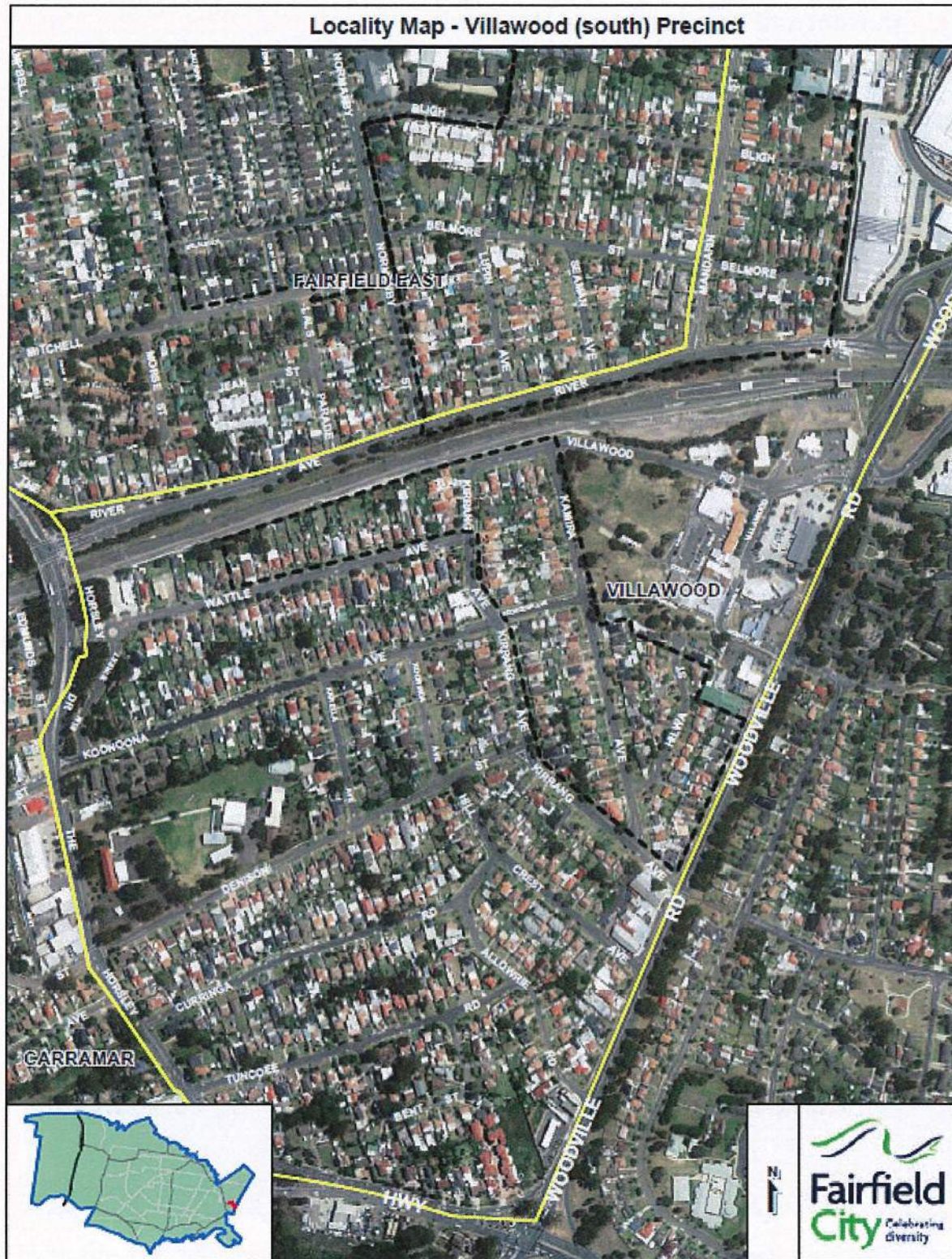
Appendix A.1 The land subject to the Planning Proposal



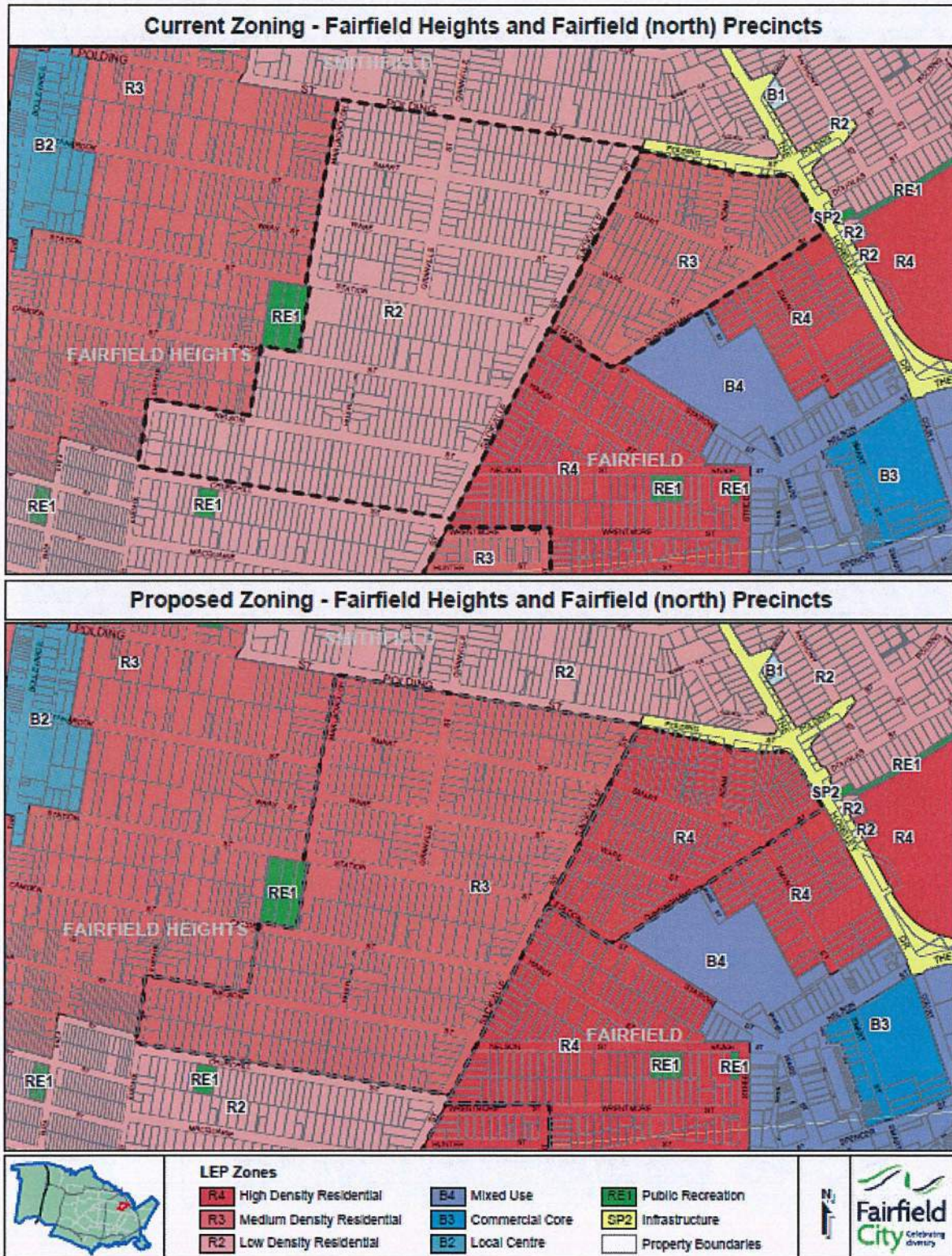
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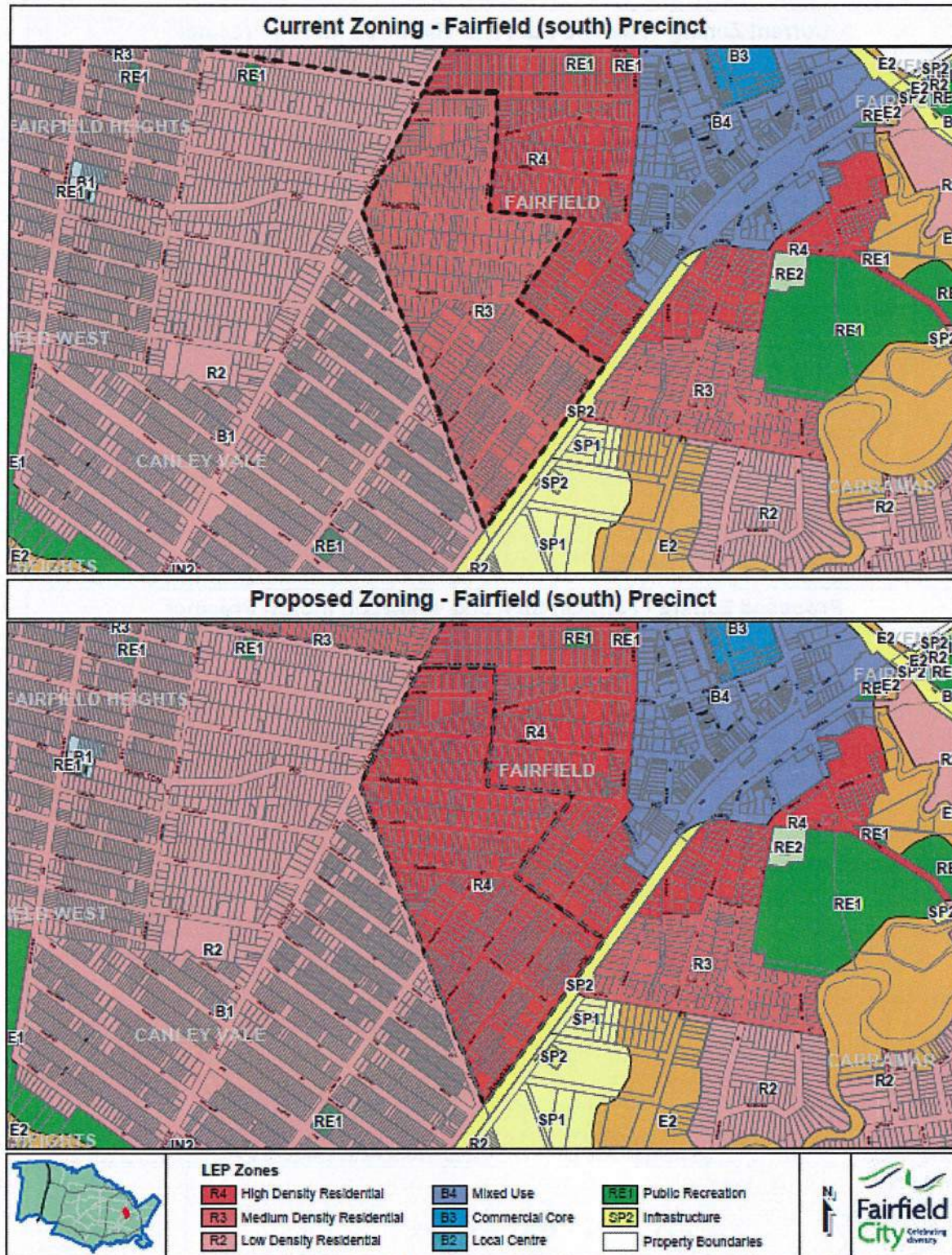
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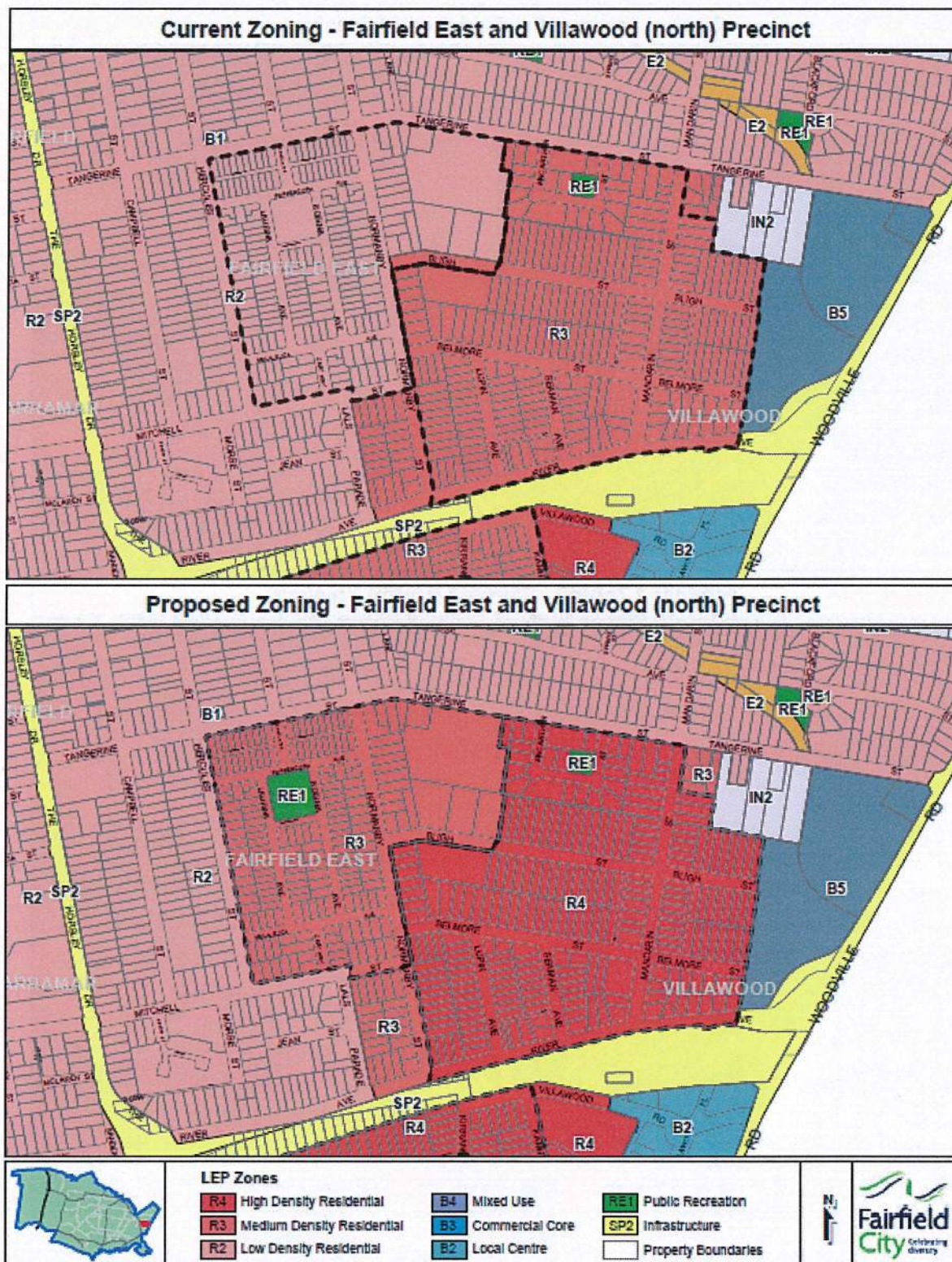
2 Current and Proposed Land Use Zoning



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



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Current Floor Space Ratio - Fairfield Heights and Fairfield (north) Precincts

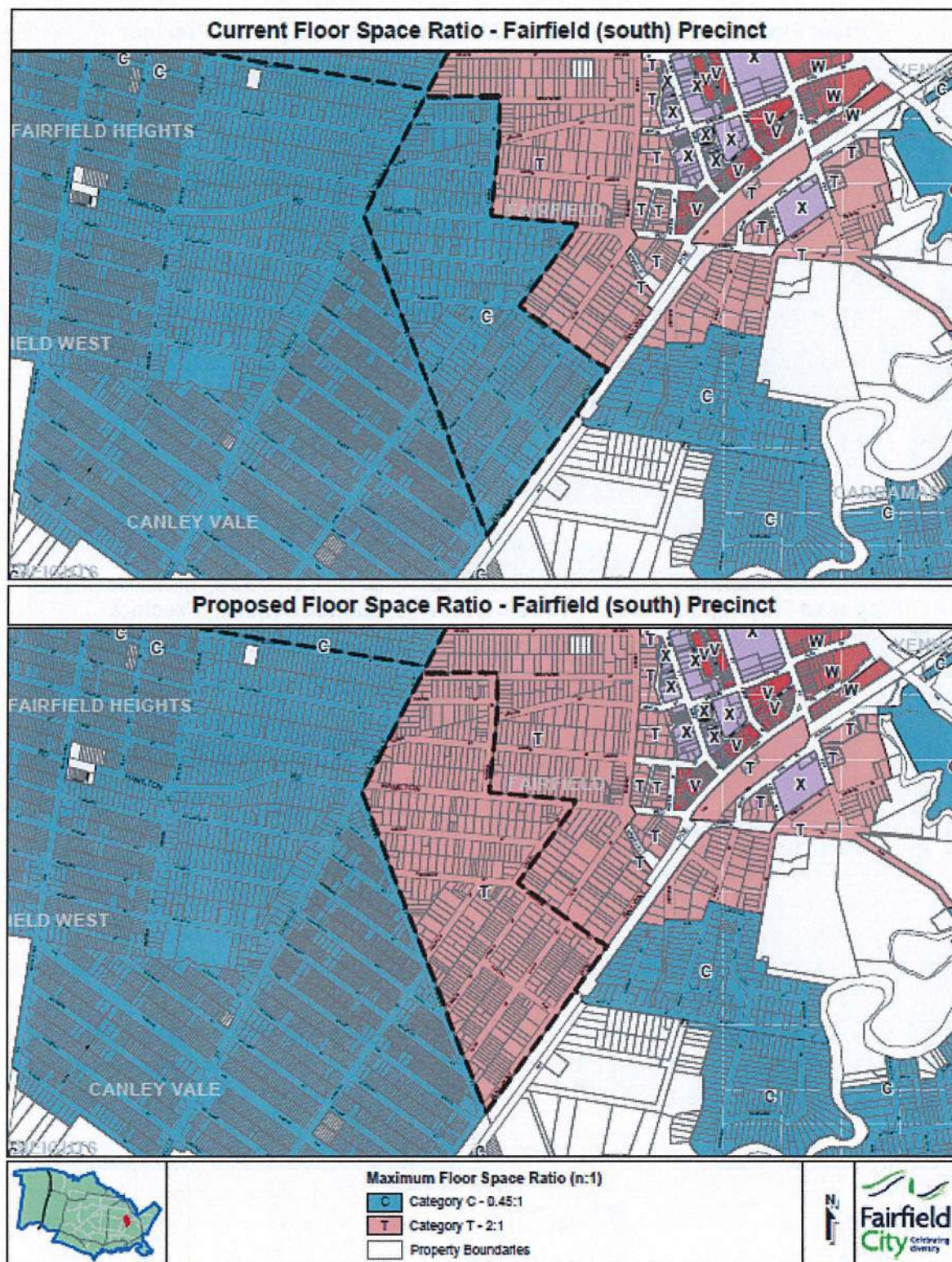
Proposed Floor Space Ratio - Fairfield Heights and Fairfield (north) Precincts

Maximum Floor Space Ratio (n:1)

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

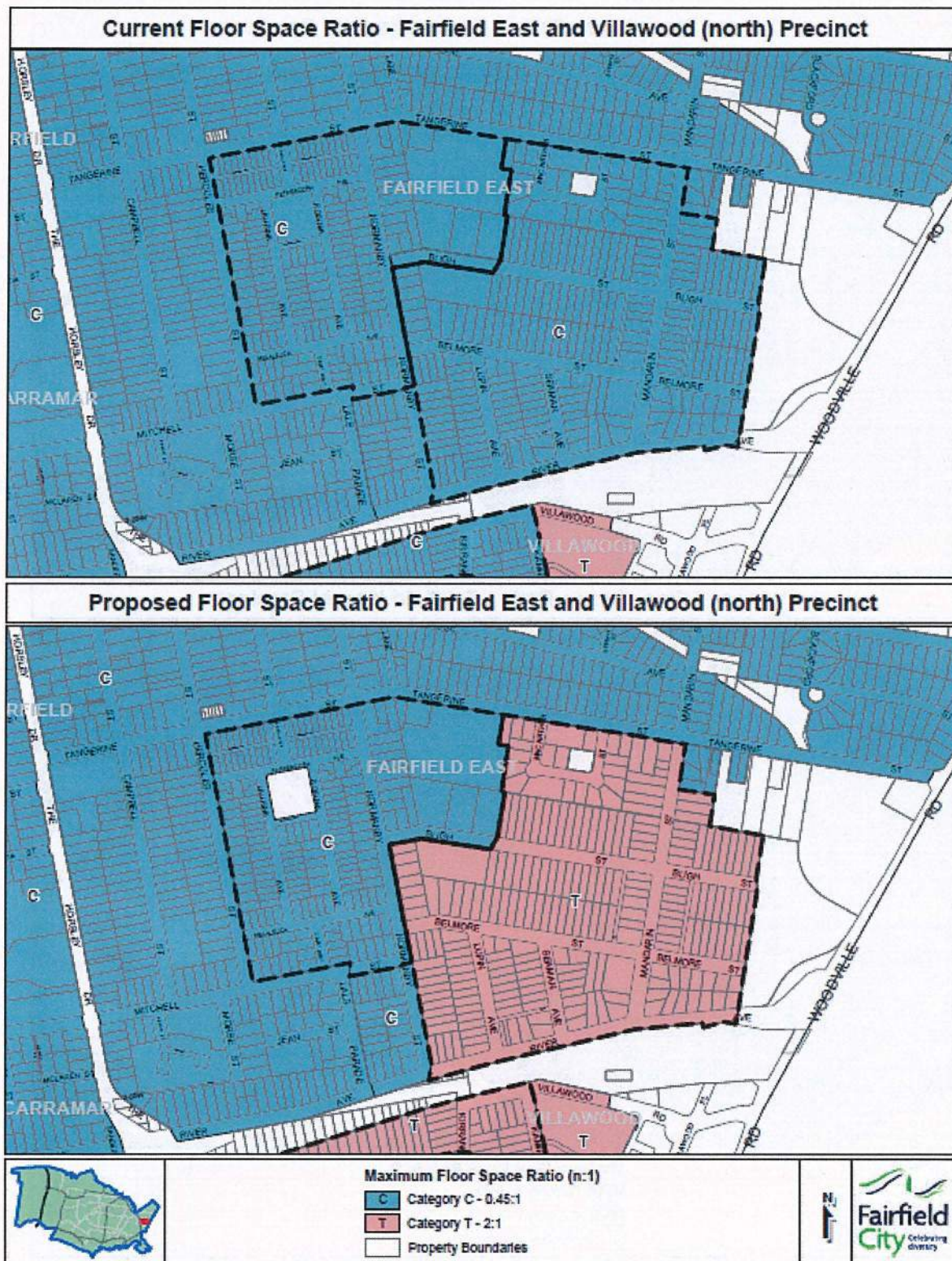
Fairfield City
Celebrating diversity

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



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



The map displays the Carramar area, showing a network of roads and land parcels. Key features include:

- Streets:** Jean St, Parade Ave, Kyrle Ave, Wattle Ave, Kyrle St, Concorde Ave, Carrara Ave, Hill St, Denison Rd, Crest Rd, Villawood Rd, Woodville Rd, Morfey Dr.
- Landmarks:** A large blue-shaded area covers most of the map, indicating a specific land ownership or planning zone. A smaller red-shaded area is located near the intersection of Villawood Rd and Woodville Rd.
- Infrastructure:** A dashed line outlines a specific residential development area, likely the subject of the project mentioned in the text.

A detailed street map of a residential area in Woodville. The map shows a grid of streets including Villawood, Kibarra, Woodville Rd, and several others. Various lots are marked with letters like 'G' and 'T'. There are also some buildings and a river shown. The map is oriented with North at the top.



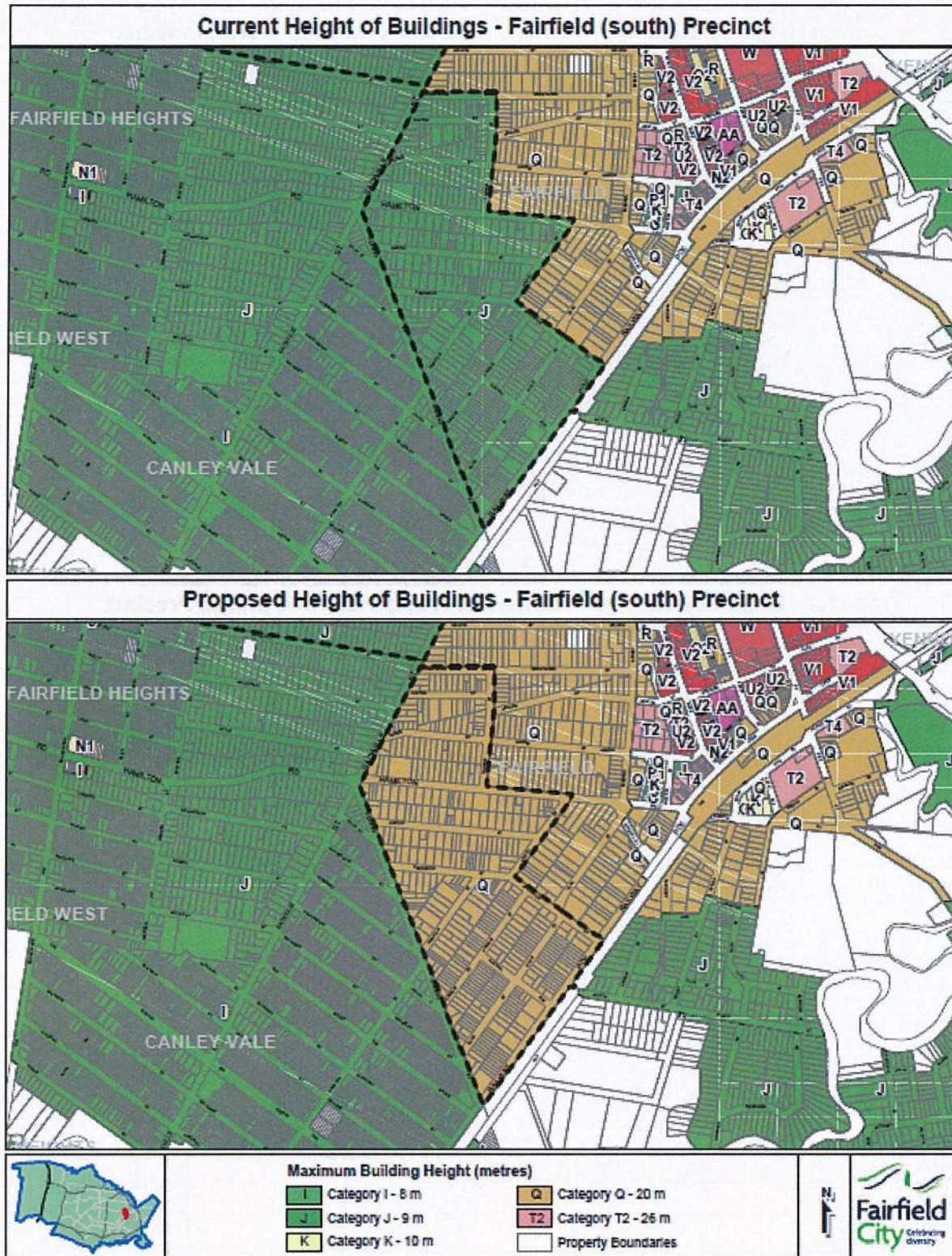
 Category 1 - 2.1

 Property Boundaries

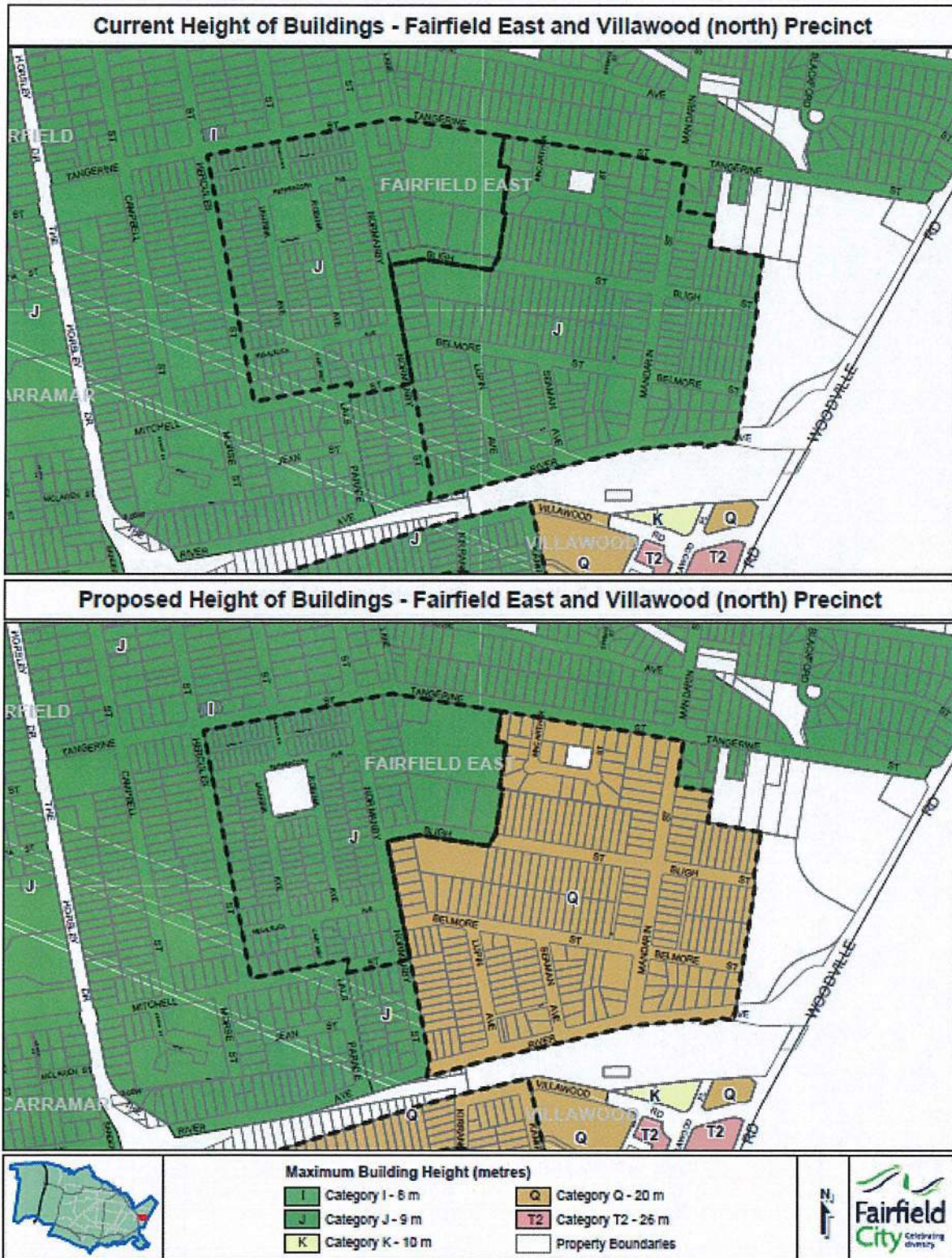


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Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated residential to public recreation rezoning in Fairfield East



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☐ Property Boundaries

☐ Property Boundaries



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Appendix A.5 Current and Proposed Lot Size



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



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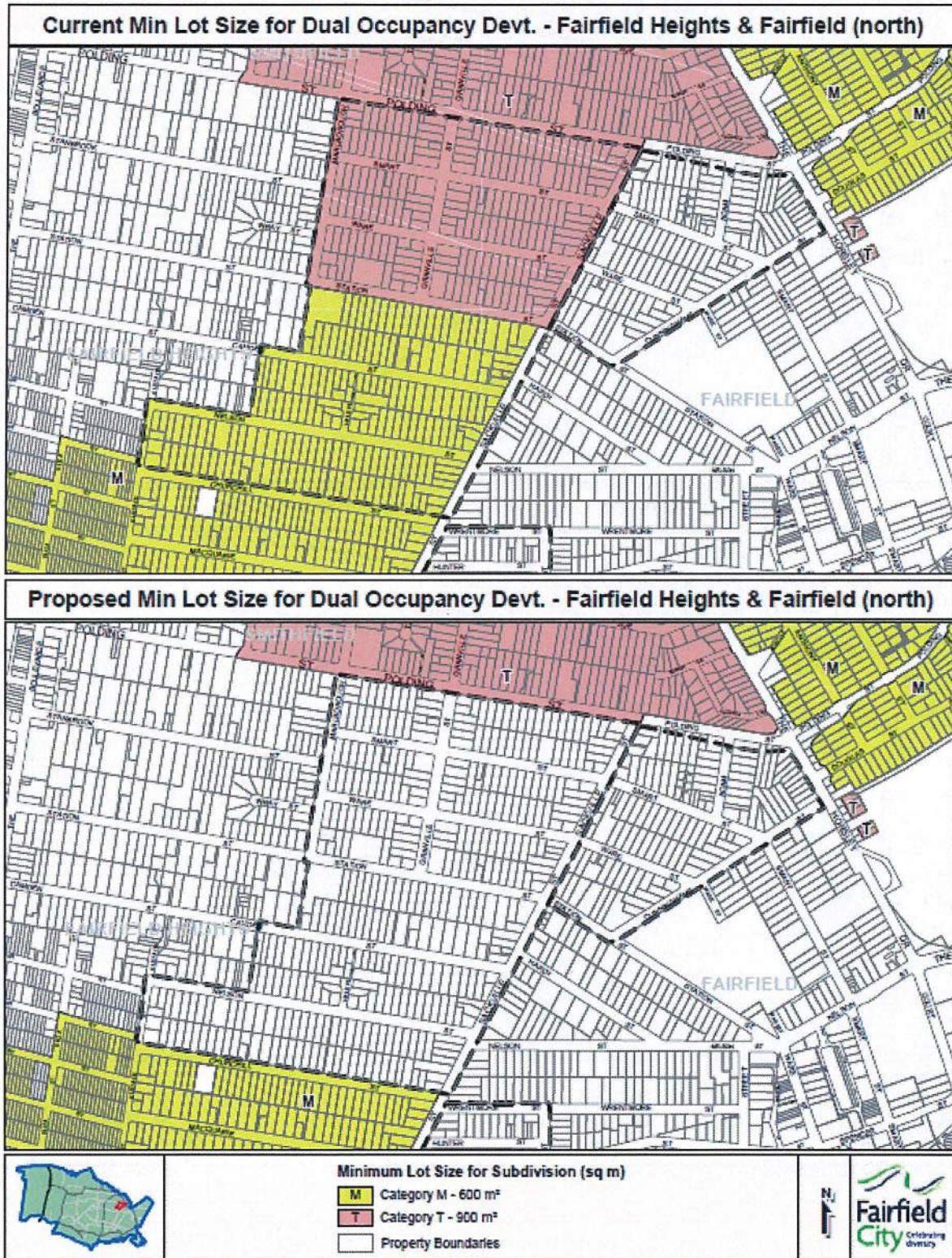


Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated residential to public recreation rezoning in Fairfield East

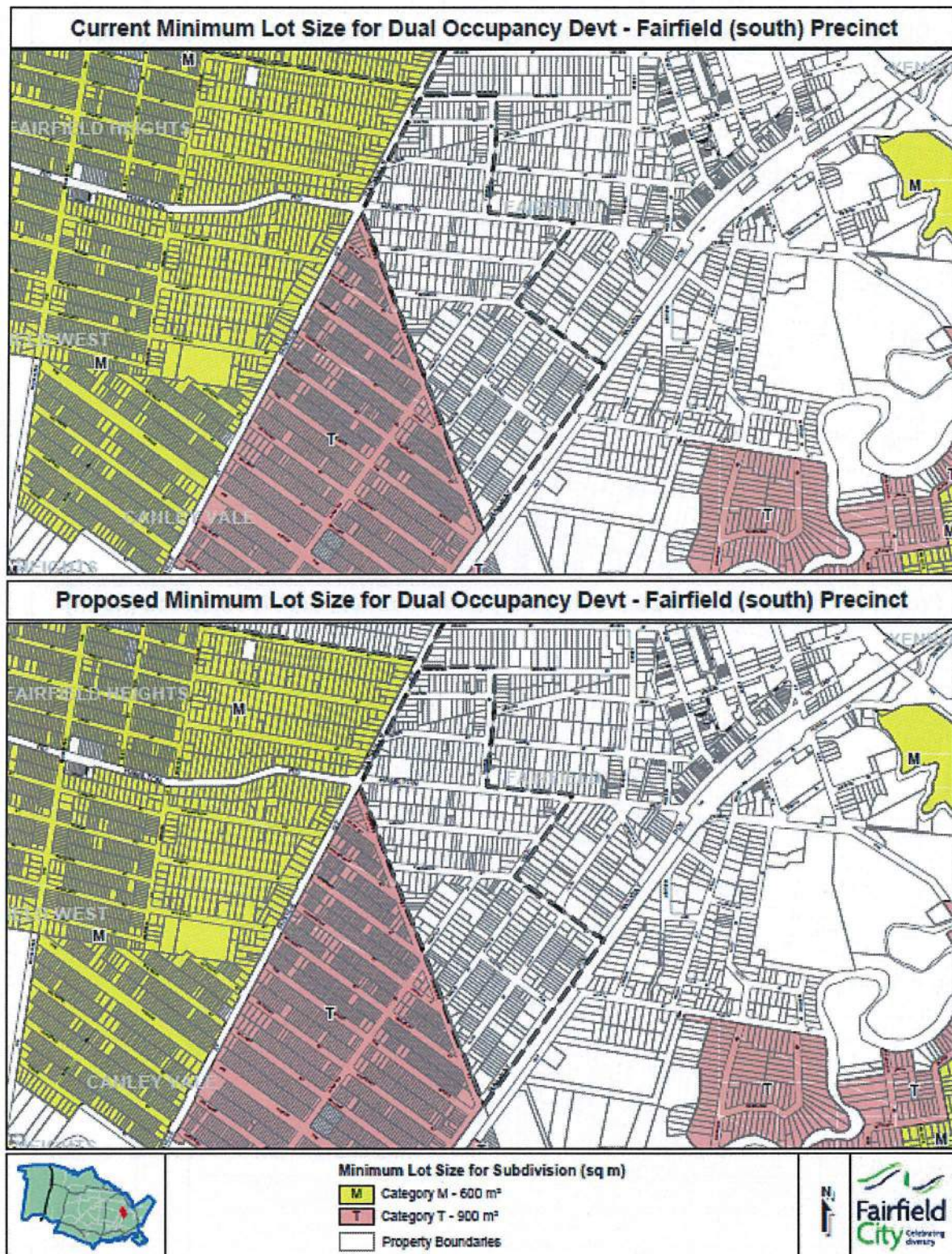


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Appendix A.6 Current and proposed Lot Size for Dual Occupancy Development



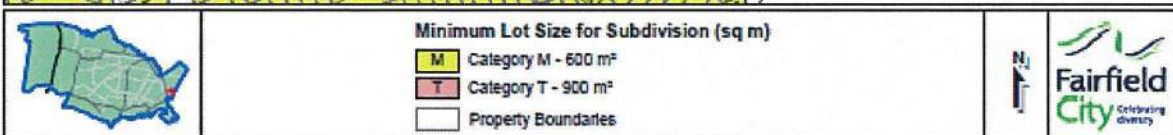
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated residential to public recreation rezoning in Fairfield East





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This is a detailed street map of the Woodville area in Adelaide, South Australia. The map shows a grid of streets including Woodville Rd, Villawood Rd, Kierland Ave, Gordon Ave, Wattle Ave, Koonoona Ave, Denison Rd, and others. Several areas are highlighted in yellow, and a 'M' symbol is placed on several streets. The map is oriented with North at the top.



Appendix B.1 Council Report – 28 July 2015

See separate attachment