

# Outcomes Committee



## AGENDA

<b>DATE OF MEETING:</b>	14 July 2020
<b>LOCATION:</b>	Council Chambers
<b>TIME:</b>	7.00pm

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**SUBJECT:** Planning Proposal - Residential Upzoning - Fairfield, Fairfield Heights, Fairfield East and Villawood  
**Premises:** Various properties in the residential precincts of Fairfield, Fairfield Heights, Fairfield East and Villawood  
**Applicant/Owner:** Fairfield City Council initiated planning proposal affecting private and publicly owned properties  
**Zoning:** Zone R2 Low Density Residential, Zone R3 Medium Density Residential

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**FILE NUMBER:** 15/13681

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**PREVIOUS ITEMS:** 90 - Residential Development Strategy East - Phase 2 Implementation - Recommended Upzoning of Residential Land - Outcomes Committee - 14 Jul 2015

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**REPORT BY:** Edward Saulig, Senior Strategic Land Use Planner

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### RECOMMENDATION:

That:

1. Council endorse the re-exhibition of the Planning Proposal (Attachment A of the report) to amend Fairfield Local Environmental Plan (LEP) 2013 in relation to:

#### 1.1. Fairfield:

- 1.1.1. Rezone R3 Medium Density Residential land in the vicinity of Fairfield Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps,
- 1.1.2. Rezone land at 98A and 100 Sackville Street, and 101 to 117 Harris Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
- 1.1.3. Rezone land at 2, 4 and 6 Francis Street, and 5 and 7 Frederick Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
- 1.1.4. Rezone land at 17A, 19 and 21 Coleraine Street, and 6 Codrington Street from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps, and

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- 1.1.5. Rezone land at 45, 47 and 49 Brennan Street, and 62 and 64 Granville Street from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps.

### 1.2. Fairfield Heights:

- 1.2.1. Rezone land in the Fairfield Heights precinct to the west of Sackville Street from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps,
- 1.2.2. Rezone land at 27, 33, 35, 37 and 39 Polding Street, and 130, 132 and 134 Smart Street from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps, and
- 1.2.3. Rezone land at 128 and 130 Station Street Fairfield Heights from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps.

### 1.3. Fairfield East:

- 1.3.1. Rezone R3 Medium Density Residential land in the vicinity of Fairfield East Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps,
- 1.3.2. Rezone R2 Low Density Residential to Zone R3 Medium Density Residential land in Fairfield East and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps, and
- 1.3.3. Rezone Council owned land at 2-10 Jacaranda Court, Fairfield East (Lot 10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps.

### 1.4. Villawood:

- 1.4.1. Rezone R3 Medium Density Residential land in the vicinity Villawood Town Centre and extending its reach west down Wattle Avenue to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps,
- 1.4.2. Rezone land at 63 to 91 Koonoona Avenue, 38 to 52 Wattle Street and 2 and 4 Elm Street Villawood from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps,

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- 1.4.3. Rezone land at 112, 114, 116 and 118 Mandarin Street and 25, 27, 29, 31 and 33 Belmore Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
  - 1.4.4. Rezone a portion of land at 15 Hilwa Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps,
  - 1.4.5. Rezone 17 and 19 Hilwa Street from Zone R3 Medium Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps, and
  - 1.4.6. Rezone land at 21 and 23 Hilwa Street from Zone R4 High Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps.
2. Council receive a further report following the public re-exhibition of the Planning Proposal, inclusive of the preparation of a new development contributions plan to meet the cost of community infrastructure.

**Note: This report deals with a planning decision made in the exercise of a function of Council under the EP&A Act and a division needs to be called.**

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### SUPPORTING DOCUMENTS:

<b>AT-A</b> <a href="#"><u>↓</u></a>	Planning Proposal - Re-exhibition Version	67 Pages
<b>AT-B</b> <a href="#"><u>↓</u></a>	July 2015 Council Minutes - Item 90 & Sup Item 105	5 Pages
<b>AT-C</b> <a href="#"><u>↓</u></a>	Map - Residential Upzoning Precincts - Exhibition 2016	1 Page
<b>AT-D</b> <a href="#"><u>↓</u></a>	Gateway Determination and Conditions Letter from the Department of Planning & Environment	4 Pages
<b>AT-E</b> <a href="#"><u>↓</u></a>	Submissions - All Precincts	63 Pages
<b>AT-F</b> <a href="#"><u>↓</u></a>	Submissions - Other Precincts Outside the Planning Proposal	89 Pages
<b>AT-G</b> <a href="#"><u>↓</u></a>	Submissions - Public Authorities	10 Pages
<b>AT-H</b> <a href="#"><u>↓</u></a>	Map - Open Space - Access - Pedshed - Existing	1 Page
<b>AT-I</b> <a href="#"><u>↓</u></a>	Map - Open Space - Access - Pedshed - Proposed	1 Page
<b>AT-J</b> <a href="#"><u>↓</u></a>	Map - Residential Upzoning Precincts with Proposed Open Space - Proposed Re-exhibition 2020	1 Page

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### CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

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**SUMMARY**

As part of Council's implementation of its Fairfield Residential Strategy East 2009, in July 2014 Council resolved to proceed with a planning proposal to upzone residential precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood. The planning proposal also included the rezoning of Council owned land at 2-10 Jacaranda Court Fairfield East to Zone RE1 Public Recreation to reflect its current use.

The Gateway Determination (GD) issued by the State Government permitted community consultation subject to conditions that included public authority consultation. The planning proposal was exhibited for 42 days between 2 March and 15 April 2016 inclusive. Submissions from public agencies necessitated detailed traffic and flooding modelling to determine the impact of the planning proposal as well as any ameliorative measures.

Flood modelling indicates that in order for the intensification of development to proceed, 3 detention basins are required in the Fairfield, Fairfield Heights and Villawood precincts. In addition, work undertaken for Council's Open Space Strategy has highlighted areas of open space deficiency for existing areas that would be significantly exacerbated by future development as proposed.

This report provides an overview of the community and public authority submissions, and addresses the key findings of the flood modelling report by recommending the inclusion of parcels of sufficient area for detention basins, supported by 4 additional neighbourhood parks that will address existing and future recreation needs in the precincts of Fairfield and Fairfield Heights.

Community submissions in Villawood pointed to an opportunity to further rationalise proposed zoning boundaries that would result in creating a precinct better defined by a major road. Further consideration identified an opportunity to extend the zoning boundary for adjoining R3 Medium Density Residential land.

In order to address the need for detention basins and open space, as well as the proposed R3 Medium Density and R4 High Density Residential land zoning rationalisation in Villawood, a re-exhibition of the planning proposal is required with the areas identified for dual use detention basins/open space and neighbourhood parks to be shown as Zone RE1 Public Recreation. It is recommended that the planning proposal (**Attachment A**) be endorsed in its amended form for public comment.

**Background**

Fairfield Residential Strategy East 2009 (RDSE) was prepared to guide future residential development in the City in response to housing targets identified by the State Government. Fairfield Local Environmental Plan (LEP) 2013 rezoned land for higher density housing around the town centres of Canley Heights and Villawood, as well as medium density housing in Fairfield East and Villawood. This rezoning was part of Phase 1 implementation of the RDSE.

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In August 2014, Council considered a report on proposals for Phase 2 implementation of the RDSE for further rezoning of land for medium and high density housing around Fairfield, Fairfield Heights, Fairfield East and Villawood in the eastern part of the City. In September 2014 a community survey was carried out in those residential precincts to gauge opinion about possible rezoning of residential land, known as “upzoning” by increasing the density to townhouses and apartments.

The overall survey results for the various precincts generally indicated a balanced response from those supporting a change of zoning to those against, and it was determined that the formal preparation of a planning proposal was warranted. Council at its meeting held on 28 July 2015 resolved to prepare a planning proposal for public exhibition to rezone land in the following precincts (**Attachment B**):

- **Fairfield** – from Zone R3 Medium Density Residential to Zone R4 High Density Residential
- **Fairfield Heights** – from Zone R2 Low Density Residential to Zone R3 Medium Density Residential
- **Fairfield East** – from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and from Zone R3 Medium Density Residential to Zone R4 High Density Residential; and
- **Villawood** – from Zone R3 Medium Density Residential to Zone R4 High Density Residential.

The Planning Proposal also includes the rezoning of Council owned land at 2-10 Jacaranda Court Fairfield East (Lot 10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation.

A precinct map showing the proposed land zones as previously exhibited is attached to this report (**Attachment C**).

The GD issued by the NSW Department of Planning and Environment required consultation with public authorities including the Office of Environment and Heritage – Flooding Division and the Roads and Maritime Services. The GD required that the planning proposal be made publicly available for a minimum period of 28 days for community consultation (**Attachment D**).

The planning proposal was exhibited for 42 days from Wednesday 2 March 2016 to Friday 15 April 2016 inclusive. Residents, landowners and interested persons were also able to speak to Council Officers directly at drop-in information sessions held at the Administration Centre on Tuesday 22 March 2016 (4.30pm to 9.00pm), and at the Fairfield Library on Thursday 24 March 2016 (9.30am to 9.00pm).

This report highlights both community and public agency submissions, with state agency submissions necessitating detailed traffic and flood modelling to determine the impacts of upzoning the various precincts as well as any measures that needed to facilitate the intensification of development.

A consequence of modelling work necessitates that the planning proposal be re-exhibited in order for it to be considered to progress to the next stage of approval.

## **SUBMISSIONS – LANDOWNER/COMMUNITY**

The number of community submissions totalled 34 (**Attachment E**) with a summary provided below:

### **Issue 1 – Fairfield Precinct – Support for increase in density – 6 Submissions**

Submissions support increase in density of housing around the Fairfield City Centre inclusive of its shopping areas, services and transport infrastructure, however identify that more public open space is needed.

**Comment:** This report recommends the inclusion of additional land identified for rezoning to open space for the purposes of detention basins to facilitate development as well as for recreation purposes. The proposed open space sites will address significant undersupply in an area of existing and proposed higher residential density.

### **Issue 2 – Fairfield and Fairfield Heights Precinct – Lack of open space – 1 Submission**

Submission is concerned that there are no extra neighbourhood parks shown in the Fairfield and Fairfield Heights precincts where increase in density will result in apartments with families. Children will require open space to play.

**Comment:** This report recommends the inclusion of land identified for open space for the purposes of passive and active recreation within the required standards of walking distance of for residents living in high density environments. The need for additional open space has been recognised in work undertaken for Council's Open Space Needs Study and accompanying Open Space Strategy.

### **Issue 3 – Fairfield Heights Precinct – Support for higher density rather than medium density – 4 Submissions**

Submissions although supporting the upzoning to R3 Medium Density, a preference for R4 High Density as originally consulted in 2014. One submission suggests a midway alternative between R3 Medium Density and R4 High Density to encourage basement car parking in Fairfield Heights and Fairfield south precinct.

**Comment:** The preference of the submission authors is noted, however Council resolved to upzone to medium density as part of a transition from Fairfield high density precinct to the Fairfield Heights R3 Medium Density Zone adjoining the Fairfield Heights town centre.

Further, the medium density typology and its associated development standards is currently under review as part of the preparation of the draft Local Housing Strategy due for completion and exhibition in late 2020.

**Issue 4 – Fairfield Heights Precinct – Support for medium density housing density and opportunity to provide more open space – 1 Submission**

Submission supported increased density due to benefits of housing affordability, renewal of housing stock, more density results in better amenities and services to the area, reduces urban sprawl and related environmental consequences, and increases business opportunities. Additional green public spaces, promoting sustainable housing, and Fairfield as a cultural hub seen as desirable outcomes to be pursued with the rezoning.

**Comment:** This report recommends the inclusion of land identified for open space, with the author's property proposed to be within 200 metres of a new park.

**Issue 5 – Fairfield Heights Precinct – Request R3 Medium Density Residential zone on southern side of Churchill Street – 1 Submission**

Submission seeks R3 zoning to apply to both sides of Churchill Street, citing inequity.

**Comment:** Roads are commonly used as boundaries between land use zones. Notwithstanding, all residential zoning is under review as part of the preparation of the draft Local Housing Strategy due for completion and exhibition in late 2020.

**Issue 6 – Fairfield Heights Precinct – Request to consider traffic impacts, road network improvements and alternative modes of transport in the wider precinct – 2 Submissions**

One author requested that the letter be considered as a point of note. The primary issue raised was the need to implement traffic measures to improve the flow of traffic and intersection "black spots".

Other submission highlighted the potential for negative traffic impacts, congestion, the significant distance between traffic signals on Sackville Street for safe pedestrian crossing, the need for intersection improvements and dedicated cycle ways in areas of density.

**Comment:** Traffic modelling was undertaken at key State Road intersections and is referenced in this report. Local traffic matters will continue to be monitored based on resident representations, traffic counts, accident statistics and the like. Council's Traffic Committee will consider the need for traffic management and road improvements over time. A transport study is currently underway for the City.

**Issue 6 – Fairfield Heights – Alternate developments standards should be considered in the precinct – 1 Submission**

Submission suggests looking to an alternative development scenario, a midway point between medium density at 2 storeys and apartment buildings at 6 storeys. A review of height of building and floor space ratio is recommended.

**Comment:** The draft Local Housing Strategy is currently under preparation and will include a review of medium density housing development standards in comparison with adjoining

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local government areas as well as exploring incentives for better design. The draft Strategy is due for completion and exhibition in late 2020.

### **Issue 7 – Fairfield Heights – NBN capacity to service new development and the need for consultation – 1 Submission**

Submission seeks confirmation that the NBN has been consulted and encouraged to install an optimal long-term solution.

**Comment:** The Gateway Determination (GD) conditions does not require consultation with NBN. Notwithstanding, should Council resolve to re-exhibit, a formal approach can be made to seek a response to suggestions raised in the submission.

### **Issue 8 – Fairfield East – Expand the proposed R4 High Density Zone – 1 Submission**

Submission seeks an expansion of the proposed R4 High Density Zone beyond the existing boundary by using Normanby Street and Tangerine Street as the outer edge of the R4 zone as a more logical outcome.

**Comment:** The boundary between the R3 Medium Density and R4 High Density Residential zones was selected by using the public school as a natural boundary located at the outer edge, distance from the railway station and transition between the low-rise development adjoining the precinct. The draft Local Housing Strategy will offer a broader opportunity to consider the submission along with other suggestions detailed in this report.

### **Issue 9 – Fairfield East and Villawood (north) Precincts - Support for higher density – 2 submissions, with one representing 33 residents/landowners**

Submissions support increase in density of housing near the Villawood Town Centre inclusive of its supermarket, railway station, and other transport infrastructure. The submission noted that with increased development there is a greater ability for Council to collect contributions to fund community infrastructure. The precinct is ready for revitalisation.

**Comment:** Since the public exhibition period of the RDSE Phase 2, the Villawood Town Centre Urban Design Study 2018, the accompanying planning proposal and development control plan have come into force and aiming to deliver a revitalised town centre with additional dwellings, services and facilities.

### **Issue 10 – Fairfield East Precinct – Not support the increase in density – 1 submission**

Submission raises issue of noisy residents, with density disturbing peace and harmony and an inability of Council to control feral cats.

**Comment:** Change to neighbourhoods through urban renewal produces changes to character that can be both positive and negative. The association that density contributes

to increased activity and noise would be generally accepted, however the increase is considered to be at acceptable levels for a residential environment in close proximity to services, facilities and public transport.

**Issue 11 – Villawood (south) Precinct - Support for higher density – 6 submissions, one with 6 additional signatures**

Submissions support increase in density of housing near the Villawood Town Centre inclusive of its supermarket, transport infrastructure and open space. One submission with 7 signatories in total seek extension of R4 High Density Zone along Wattle Avenue to The Horsley Drive.

**Comment:** The extension of the R4 High Density Zone to incorporate 33 to 47 Wattle Avenue has merit and will achieve a more logical zoning boundary. The extension of the R4 High Density Zone will ensure that 8 additional properties are included as part of orderly development of the precinct. No adverse impacts are anticipated by the change.

In addition to the proposed change raised above by the submission authors, it is also proposed that a further expansion of the R3 Medium Density Residential area directly south of this site to also achieve a logical zoning boundary. The extension of the R3 Medium Density Zone will result in a further 25 properties included as part of the orderly development of the precinct. Given the small scale of the proposed expansion, no adverse impacts are anticipated.

**Issue 12 – Support the upzoning of community housing assets and request for exemption to Fairfield Local Environmental Plan 2013 (FLEP) Clause 4.4A for Affordable Housing – 1 Submission**

Submission supports the increase in density for properties in Fairfield and Villawood under the ownership of a community housing provider, however seeks exemption of the requirements for lot width and depth to secure a higher floor space ratio (FSR) than is permitted under FLEP Clause 4.4A.

**Comment:** The State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) was introduced on 31 July 2009. The policy's intent is to facilitate the increased supply and diversity of affordable rental and social housing in NSW.

Under the SEPP provisions, a bonus of a 0.5:1 (or 20%, whichever is greater) on top of the existing maximum FSR allowed by the existing local planning controls where 20% of the gross floor area of a multi-dwelling or residential flat building development is dedicated to the provision of affordable housing in accessible areas (800 metres from a railway station).

Given the flexibility of securing additional floor space ratio under the NSW Planning System, a change to Clause 4.4 is not supported.

**Issue 13 – All precincts – High demand for 1 and 2 bedroom units**

Submission from community housing provider advises that within the Fairfield local government area there is a strong and growing demand for a range of housing types, particularly higher density development comprising 1 and 2 bedroom dwellings.

**Comment:** The proposed residential upzoning recognises a need for a diversity of housing types, which is reinforced within the Western District Plan and Council's Local Strategic Planning Statement 2020 – Shaping a Diverse City under Planning Priorities within Theme 1: Community Well-Being – Healthy and Liveable Places.

**Issue 14 – All precincts – Support upzoning – 1 submission**

**Comment:** Noted.

**Other precincts outside the planning proposal**

A number of submissions were received seeking the investigation or inclusion of areas outside of the planning proposal boundaries (**Attachment F**) with a summary provided below:

**Issue 15 – Other precincts – Seek upzoning in the suburb of Cabramatta – 3 Submissions**

Submissions either sought inclusion in the planning proposal or future investigation, with a focus on low density residential land east of the railway line.

**Comment:** These submissions will be considered in the preparation of the draft Local Housing Strategy due for completion and exhibition in late 2020.

**Issue 16 – Other precincts – Seek increase to height of building in the suburb of Yennora – 137-141 Fairfield Street**

Submission seeks change in the height of building standard applies to the B1 Neighbourhood Centre Zone of Yennora from 13 to 23m to promote shop top housing.

**Comment:** The site has since been developed to provide a mixed use of 4 storey development. The site has also been included within the draft Urban Design Study for Yennora which will be reported to Council for public exhibition later in 2020.

**Issue 16 – Other precincts – Seek upzoning of Fairfield East, east of the Fairfield City Centre, Fairfield Street Corridor**

Submission seeks investigation of upzoning a precinct located east of the Fairfield City Centre from R2 Low Density to R4 High Density Residential due to its proximity to services, facilities, public transport and open space.

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**Comment:** The subject area has been included in the Yennora Urban Design Study and will be reported to Council later in 2020. In addition, the draft Local Housing Strategy will offer an opportunity to consider the submission along with other suggestions detailed in this report.

### **Issue 17 – Other precincts – Seek upzoning of Fairfield West**

Submission seeks investigation of upzoning a precinct in Fairfield West in an area bounded by Palmerton Road (Cumberland Highway), Polding Street, Rawson Road and Hamilton Road from R2 Low Density to R4 High Density Residential due to its proximity to services, facilities, public transport and open space.

**Comment:** The draft Local Housing Strategy will offer an opportunity to consider the submission along with other suggestions detailed in this report.

### **SUBMISSIONS – PUBLIC AUTHORITY**

Four submissions were received from public authorities (**Attachment G**).

#### **Office of Environment and Heritage – Flood Division**

The submission recommended that Council undertake a flood assessment using available information as part of the rezoning process so as to identify if there are any significant flood related issues. To address floodplain risk management issues, Council was required to refer to up-to-date hydrological and hydraulic assessments for the catchment in which the upzoning precincts are located including overland flow paths associated with major drainage.

In addition, a detailed assessment was recommended for both existing and developed conditions in order: understand flood risk to people and property; assess impact on existing flood behaviour; identify appropriate mitigation measures; assess impact of earthworks and filling within flood prone land up to the Probable Maximum Flood (PMF) level; a sensitivity analysis to determine the potential impacts from climate change on flooding behaviour; and prepare an emergency response plan inclusive of community education and awareness program.

**Comment:** Council undertook flood detailed modelling to comply with Office of Environment and Heritage (OEH) recommendations. A flood modelling report commissioned by Council details the assessment completed using TUFLOW models that were originally developed as part of Government funded overland flood studies for Fairfield City Council.

The TUFLOW models were used to simulate flood behaviour for a range of design floods up to and including the PMF for existing topographic and development conditions. The results of the existing flood simulations showed several overland flow paths extending through the areas where rezoning is proposed.



In general, the flow paths within the Villawood area were shallow and primarily contained to roadways. Some more significant overland flow paths are predicted through the Fairfield area with 2 overland flow paths showing water depths of more than 0.3m during large design floods.

The models were updated to include a representation of the upzoned areas being developed to the full extent possible under the proposed zoning. The results from these simulations showed that there is potential for this development to adversely impact on flood behaviour across external areas.

Flood mitigation options were explored to assist in reducing the predicted flood impacts. The flood mitigation options recommended for implementation incorporate stormwater drainage system upgrades and the provision of detention basins, including:

**Fairfield**

- Inclusion of a 6,970m<sup>2</sup> detention basin of on Harris Street (just south east of its intersection with Sackville Street) that provides a maximum storage depth of 1.3m with a gradient of 1:6 for the batter side slopes.
- Provision of an unobstructed overland flow path (6m wide) from Sackville Street to the upstream end of the existing Hamilton channel currently located to the rear of properties on Hamilton Road and Harris Street and subject to an easement for stormwater drainage.
- Some minor regrading of Sackville Street between Hamilton Road and Harris Street to promote overland flow movement towards the new basin and overland flow path described above.
- Inclusion of a new 2.1m diameter pipe extending from The Horsley Drive through Fairfield High School and into Prospect Creek.

**Fairfield Heights**

- Inclusion of a new 6,240m<sup>2</sup> detention basin between Polding Street and Smart Street with a maximum storage depth of 1.3m and a gradient of 1:6 for the batter side slopes.
- Inclusion of a new 1.8mW x 0.9mH culvert extending along Smart Street from Marlborough Street to Sackville Street. Additional minor stormwater pipes and pits are also required around the intersection of Marlborough Street and Smart Street to assist in capturing runoff and distributing it into the new pipe system.

**Villawood**

- Inclusion of a new detention basin of 3,500m<sup>2</sup> on Belmore Street (just east of its intersection with Mandarin Street) with a storage depth of 0.5m and a gradient of 1:6 for the batter side slopes.

Given the report's findings, in order to facilitate additional development in the subject precincts, 3 detention basins are proposed at Fairfield, Fairfield Heights and Villawood in the locations that will best address flood mitigation.

The provision of detention basins in renewal areas are often provided in tandem with open space requirements that result from the demand arising from new population associated with increased development. To accommodate dual use, additional land is recommended for flexibility in detention basin and recreation design.

The rezoning to RE1 Public Recreation is required to ensure sites are identified and not sterilised by redevelopment that would make acquisition unfeasible. It is important that all landowners are afforded transparency in future land use zoning as well as limit speculative buying of properties.

Landowners will be eager to understand what are the implications of a proposed RE1 Public Recreation, including how landowners will be compensated, and whether they will be forced to sell (only when landowners are ready to do so, unless there is an urgent need to augment the drainage system).

Council is well practiced in assisting landowners with these types of land acquisition enquiries and can point to local case studies including land zoned RE1 Public Recreation in Ascot Street Canley Heights in 2013. Since that time, the first of 5 properties has recently been purchased at the request of the owner.

In order to allow the residential upzoning to proceed to the next stage, it is recommended that the 3 dual purpose detention basin and recreation sites be rezoned RE1 Public Recreation. This will necessitate a re-exhibition of the planning proposal for 28 days for public feedback.

### **Transport for NSW / Roads and Maritime Services**

The submission recommended that a Transport Study be undertaken to assess the cumulative impacts on the transport system using the maximum potential yields for each of the precincts.

- Fairfield Heights
  - Zone R2 Low Density to R3 Medium Density Residential – up to 500 dwellings
- Fairfield North and South
  - Zone R3 Medium Density to R4 High Density Residential – up to 3,295 dwellings
- Fairfield East / Villawood North and South
  - Zone R2 Low Density to R3 Medium Density Residential, and
  - Zone R3 Medium Density to R4 High Density Residential – up to 2,975 dwellings
- Villawood Town Centre
  - Zone R4 High Density Residential – up to 495 dwellings
- Fairfield Heights Town Centre Precinct
  - Zone B2 Local Centre - Shop top housing increase – up to 363 dwellings

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**Comment:** Council commissioned a Traffic Modelling Report to assess intersections to determine traffic impacts on them due to the residential upzoning and the Fairfield Heights Town Centre rezoning to permit greater height of building for shop-top housing. These signalised intersections included:

- The Horsley Drive / Cumberland Highway / Smithfield Road
- The Horsley Drive / Polding Street
- The Horsley Drive / River Avenue
- The Horsley Drive / Hume Highway (North)
- The Horsley Drive / Hume Highway (South)
- Woodville Road / Hume Highway, and
- Woodville Road / Fairfield Street

Roads and Maritime Services (RMS) Desired Standard of Service (DSS) Criteria was used to identify the state-controlled road intersections that require upgrades. The calculated development traffic was assigned in the RMS-provided Sydney Strategic Transport Model (STM) using 2016, 2026 and 2036 models to create strategic models.

The STM volumes comparison between the “Base” and the “With Development” models indicate that the proposed additional development contributes a relatively minor proportion of peak traffic volumes passing through the assessed intersections. Most of the traffic through those intersections is background traffic originating from and destined to area beyond the proposed developments.

There were 2 major conclusions from the Traffic Study:

- There is substantial background traffic growth occurring in the study area between 2016 and 2026 and through to 2036 meaning that a number of major intersection upgrades are required at the assessed intersections, regardless of the rezoning proposals; and
- The proportion of the future year intersection traffic which generated by the rezoning proposals is relatively small and in the order of 2%-5% of total intersection traffic.

Despite the minimal impact attributed to the proposed upzoning, a comprehensive Traffic Study for the entire local government area (LGA) will examine localised impacts as part of the overall LEP Program.

### Sydney Water

The submission notes that development forecasts arising from the upzoning will significantly exceed forecasts by Sydney Water. In addition, water servicing will require amplification of some water mains to comply with the Supply of Water for Fire Fighting Purposes Policy. It is anticipated that there will be capacity in the existing trunk system for the initial development, however detailed water modelling will be required to confirm trunk system capacity for the full development potential. Wastewater servicing has sufficient capacity in existing wastewater treatment plants to service developments. Wastewater modelling will be required to confirm trunk capacity to service additional growth.

**Comment:** Water and wastewater serving is a matter for Sydney Water's forward planning to accommodate Sydney's growing population of which the residential upzoning is a small but important part.

### **Heritage Council of NSW**

The submission highlights the threat of heritage item landowners seeking additional development potential, thereby encouraging owners to propose demolition or substantial alterations to heritage items. Adequate provisions within the planning proposal were recommended to avoid creation of such expectations.

**Comment:** The precincts subject to upzoning contain 8 heritage items including:

- Fairfield Heights – 2 items
- Fairfield North – 0 items
- Fairfield South – 6 items, including 3 adjoining narrow Federation cottages, and 2 already subject to development or development approval.
- Fairfield East / Villawood North and South – 0 items

Given the small number of heritage items, there is no need to prepare strategies or plans to cater for the protection of a cluster or precinct of heritage items. Notwithstanding, under FLEP 2013, Clause 5.10 Heritage conservation, there are sufficient protections for local heritage items within the precincts, inclusive of conservation incentives.

### **OPEN SPACE NEEDS**

Since the RDSE Phase 2 planning proposal was exhibited there have been a number of strategic planning policy documents released including the Western City District Plan and the Local Strategic Planning Statement. Both contain liveability objectives and planning priorities inclusive of the need for accessible open space.

With the planning proposal potentially enabling significant growth over the next 20 years, the provision of open space per person will decrease unless new open space areas are delivered. This is a challenge, especially in areas that already have a low provision of open space, particularly in areas of high density within the suburb of Fairfield.

The Fairfield Community Facility and Open Space Needs Study has identified that the provision of open space per person in an urban infill environment should aim to be around 9m<sup>2</sup>. In 2016, the areas of Fairfield City which fall under the 9m<sup>2</sup> include:

- Fairfield Heights (1.6m<sup>2</sup> per person)
- Fairfield East (5.2m<sup>2</sup>)
- Villawood (3.6m<sup>2</sup> per person)

The high need areas that are forecast up to 2036 to experience the greatest decline in open space provision per person include Fairfield and Villawood.

The Greater Sydney Commission indicates that all residents should have access to Regional Open Space within 5km, District Open Space within 2km and that all dwellings should be within 400m of quality open space of at least 3,000m<sup>2</sup> (e.g. the new neighbourhood park at Villawood). Dwellings in high density should also be within 200m of quality open space of at least 1,000m<sup>2</sup> (approximately the same size as the Nelson/Barbara Street pocket park).

The Greater Sydney Commission's 'The Pulse of Greater Sydney' indicates that currently 58% of homes in Fairfield City are within a 400m walk to open space. Access to open space is not distributed evenly in the City, with mapping showing that there are clear priority areas that emerge, depending on residential density as well as social needs (**Attachment H**).

In the attached maps areas shown darker blue are within 200m of open space (required in high density residential precincts), areas shown lighter blue are within 400m of open space (required for low to medium density residential with access to ground level private open space), and areas that are not blue indicate that those properties are not within accepted walkability benchmarks for access to open space.

The highest priority areas for enhancing connectivity and proximity for new parks include Central Fairfield and Fairfield Heights and the northern portion of Fairfield (north of Polding Street). The sites required for detention basins referenced earlier in the report and additional neighbourhood and pocket parks identified in the preparation of the Open Space Strategy demonstrate how existing and forecasted open space needs can be met with strategic acquisitions (**Attachment I**).

To ensure longstanding open space deficiencies are addressed for existing high density areas, as well as addressing the needs or precincts identified for upzoning, a number of strategic rezonings are proposed to provide for open space needs of existing and future residents. This will ensure benchmarks for open space provision are met at the time of residential upzoning, thereby providing for more accessible recreation opportunities and improved community wellbeing.

Neighbourhood parks are proposed to meet significant current deficiency as well as provide for future demand as a consequence of new development in the following suburbs:

- **Fairfield:**

Two parks are proposed south of Hamilton Road – one neighbourhood park of 3,000m<sup>2</sup> (potentially with an extensive recreational offer) and 1 pocket park of 1800m<sup>2</sup>. These 2 parks will complement the site of the detention basin north of Hamilton Road that will act as an active play area of 8,700m<sup>2</sup>. These 3 parks will serve a R4 High Density precinct of 37ha.

One neighbourhood park, north of Polding Street and east of Granville Street, being 3,000m<sup>2</sup> in area located to the north of the Fairfield R4 High Density Precinct of 10ha. The proposed park will serve the Fairfield north and east Smithfield residential precinct where a significant deficiency in open space exists. Further, this

neighbourhood park might be able to be delivered in the shorter term given that there are currently 2 owners of the 5 lots.

- **Fairfield Heights:**

One neighbourhood park of 3000m<sup>2</sup> to the west of the precinct on Station Street, with one of 2 parcels recently acquired for open space purposes. Given this acquisition and the remaining parcel, it is anticipated that the neighbourhood park will be delivered in short to medium term (less than 10 years). This park will complement the site of the detention basin south of Polding Street that will act as an active play area of 6,300m<sup>2</sup>. These 2 parks will serve a R3 Medium Density precinct of 38ha.

- **Villawood:**

One neighbourhood park of 3000m<sup>2</sup> to the immediate south of the town centre, with 2 of the 7 parcels recently rezoned for open space purposes. This park was identified in the Public Domain Study and will assist to rationalise the road network on open space in a high density environment. The park will complement future provision of open space south of the railway line that will serve a R4 High Density precinct of 10ha.

The detention basin in Villawood (north of the railway line) will act as an active play area of 5,200m<sup>2</sup> and will serve a R4 High Density precinct of 21ha.

The open space recommendations complement the significant investment by Council over the last 10 years in regional and district facilities, inclusive of the recreation offer in Fairfield Park that is of the highest standard. The pressing and core open space needs now and into the future is the availability of accessible neighbourhood parks in close proximity to where people live as required by Greater Sydney Commission benchmarks.

## **FINANCIAL IMPLICATIONS – LAND ACQUISITION**

The recommended RE1 Public Recreation land rezoning creates a future liability for Council as the nominated acquisition authority. The strategy in meeting future costs is addressed in 2 parts:

**Short Term** – Development Contribution funds on hand for land acquisition total approximately \$23 million. Current liabilities exist for RE1 Public Recreation zoned land in Canley Heights (4 lots), Fairfield Heights (3 lots) and Villawood (1 lot, and narrow portions of 2 lots with one owner). Landowner requests to purchase sites are infrequent as they are voluntary. Guided by precedent since the gazettal of FLEP in May 2013, it is anticipated that there is sufficient cash on hand to meet existing liabilities and new liabilities in the short term to meet landowner requests.

**Medium to Long Term** – Should Council resolve to proceed with the planning proposal, it will give rise to the preparation of new development contribution plans for the various precincts to meet the cost of new infrastructure. Council has engaged consultants to review its development contribution plans that includes creating a framework for collecting contributions more effectively into the future to cover the cost of land acquisition and embellishment due to the demand generated by new development.

**CONSULTATION STRATEGY**

The GD issued in February 2016 required Council to undertake consultation for a minimum period of 28 day and with numerous State Government authorities, agencies and utility providers.

It is proposed that the public re-exhibition of the Planning Proposal will be for the required minimum period of 28 days and will involve:

- Notification to residential landowners proposed to be upzoned by letter;
- Notification to residential landowners proposed to be rezoned to RE1 Public Recreation by letter with additional information about the process and timing of voluntary acquisition, as well as addressing questions about impact on land value. This strategy was recently used for the Villawood Town Centre Planning Proposal and received good feedback from landowners;
- Notification of adjoining landowners by letter;
- Notice in the local newspaper;
- Publication of all relevant information on Council's website;
- Inclusion of an article within Council's weekly City Connect; and
- An evening drop in session between 4.30pm and 8.00pm.

Council will write again to all State Government authorities, agencies and utility providers, including Transport for NSW/RMS and Department of Planning, Industry and Environment's Environment Energy and Science Group (formerly the Office of Environment and Heritage - Flooding Division).

Following public exhibition, a report will be referred back to Council for consideration of submissions received as a result of public exhibition and consultation with the nominated State authorities, agencies and utility providers.

**CONCLUSION**

To meet current and future dwelling targets, the Phase 2 implementation of Council's Residential Development Strategy East is a significant step forward to ensure diverse housing supply close to services, facilities and public transport.

Community submissions highlighted overall support for upzoning, as well as concerns about the need to ensure open space for children living in apartments to play. A submission to expand the R4 High Density Zone along Wattle Street has merit and is supported.

The exhibition of the planning proposal in 2016 also highlighted public authority submissions about the traffic and flooding impacts, with flood mitigation measures also offering opportunities to address open space needs of existing and new residents.

Traffic modelling indicates minimal impact to signalised intersections on state owned roads. Flood modelling indicates development should not proceed without the provision of 3 detention basins in Fairfield, Fairfield Heights and Villawood.

## OUTCOMES COMMITTEE

Meeting Date 14 July 2020

Item Number. 63

Open space analysis indicates that there are existing significant deficiencies in open space provision in areas of high and proposed high density, as measured using Greater Sydney Commission benchmarks, as well as reflected in community submissions.

To progress the planning proposal, it is recommended that sites required for dual use detention basins and neighbourhood parks that best meet access criteria (**Attachment J**) be rezoned RE1 Public Recreation and that the planning proposal be re-exhibited for 28 days.

It is further recommended that Council receive a report following the public re-exhibition of the Planning Proposal, inclusive of the preparation of a new development contributions plan to meet the cost of community infrastructure.

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Edward Saulig  
**Senior Strategic Land Use Planner**

**Authorisation:**  
Coordinator Strategic Planning  
Group Manager City Strategic Planning

Outcomes Committee - 14 July 2020

File Name: **OUT14072020\_9.DOCX**

\*\*\*\*\* END OF ITEM 63 \*\*\*\*\*





## 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, Fairfield Heights, Fairfield East and Villawood.**

Rezone certain Zone R2 Low Density Residential land in Fairfield East, Fairfield Heights and Villawood 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 certain land at Coleraine and Codrington Street, Fairfield; Brenan and Granville Street, Fairfield; Polding and Smart Street, Fairfield Heights Jacaranda Court, Fairfield East; from Zone R2 Low Density Residential to Zone RE1 Public Recreation.

Rezone certain land at Sackville and Harris Street, Fairfield; Francis and Frederick Street, Fairfield; Station Street, Fairfield Heights; Belmore and Mandarin Street, Villawood; Hilwa Street, Villawood from Zone R3 Medium Density Residential to Zone RE1 Public Recreation

Rezone land at Hilwa Street, Villawood from Zone R4 High 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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Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood with associated residential to public recreation rezoning in Fairfield, Fairfield Heights, Fairfield East and Villawood

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Council File 15/13681

**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, Fairfield Heights, Fairfield East and Villawood

# 1. Preliminary Information

## 1.1 Context

Fairfield City falls within the *Western Parkland City* under the *Greater Sydney Region Plan – A Metropolis of Three Cities*. The population of the Western Parkland City is projected to grow from 740,000 in 2016 to 1.1 million by 2036, and to well over 1.5 million by 2056. The Western Parkland City District includes the LGA's of Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly.

Fairfield is one of the largest and most populated LGAs within the district. Covering 102 square kilometres (km<sup>2</sup>), the resident population of the Fairfield LGA was estimated as 198,817 in 2016 (as per the ABS Census).

The Western District Plan sets out a housing target of 3,050 dwellings for Fairfield City between 2016 - 2021. To address housing supply, strategies to be developed by councils include the coordination of the planning and delivery of local and state infrastructure. An extra 16,000 dwellings are expected to be accommodated in Fairfield City, predominantly in its eastern half, by 2036.

The Western District Plan (2018) highlights that the number of migrants in Fairfield City has grown significantly between 2015 and 2018 with more than 9,000 refugees – about 50 per cent of NSW arrivals – settling in the community. Many are settling in:

- areas of existing residential density close to town centres and public transport and where, despite significant investment by Council in recent years, deficiencies in community infrastructure exist for current populations including open space, and
- secondary dwellings, which has been the major recent contributor to the City's housing stock with approximately 3,500 built between 2008 and 2018, in locations with varying degrees of access to services, facilities, public transport and open space.

Fairfield's Local Strategic Planning Statement (LSPS) - *Shaping a Diverse City* (2020) - provides the strategy for the Fairfield community's economic, social and environmental land use needs over the next 20 years.

Council has been meeting housing supply to the missing middle with the emergence of duplex and triplex developments as well as the recent increase in shop top housing in the Fairfield and Villawood town centres. To address the need for diverse housing supply into the future, Fairfield City Council has investigated opportunities for new homes close to transport and services.

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 areas 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.

The Planning Proposal was first exhibited in for 42 days between 2 March and 15 April 2016 inclusive. Community submissions in Villawood pointed to an opportunity to further rationalise proposed zoning boundaries that would result in creating a precinct defined by a major road

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rather than arbitrary boundaries. Further consideration identified an opportunity to extend the zoning boundary for adjoining R3 Medium Density Residential land.

Submissions from public agencies necessitated detailed traffic and flooding modelling to determine the impact of the planning proposal as well as any ameliorative measures. Flood modelling indicates that in order for the intensification of development to proceed, three detention basins are required in the Fairfield, Fairfield Heights and Villawood precincts.

In addition, work undertaken for Council's Open Space Strategy has highlighted areas of open space deficiency for existing areas that would significantly exacerbated by future development as proposed. The Greater Sydney Commission has identified joint and shared use of spaces as a mechanism to delivering social infrastructure by increasing access to open space and community facilities.

In order to address the need for detention basins and open space, as well as the proposed R3 Medium Density and R4 High Density Residential land zoning rationalisation in Villawood, a re-exhibition of the planning proposal is required with the areas identified for dual use detention basins/open space and neighbourhood parks.

## 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 4400m<sup>2</sup> 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.

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**Public exhibition**

The Planning Proposal was first exhibited in for 42 days between 2 March and 15 April 2016 inclusive.

Community submissions in Villawood pointed to an opportunity to further rationalise proposed zoning boundaries that would result in creating a precinct defined by a major road rather than arbitrary boundaries. Further consideration identified an opportunity to extend the zoning boundary for adjoining R3 Medium Density Residential land. The enlargement of R3 Medium Density Residential land and R4 High Density Residential is supported and has been included as additional land in this planning proposal.

Submissions from public agencies necessitated detailed traffic and flooding modelling to determine the impact of the planning proposal as well as any ameliorative measures.

- **Traffic modelling** to assess the cumulative impacts on the transport system using the maximum potential yields for each of the precincts was undertaken and concluded that the proportion of the future year intersection traffic which generated by the rezoning proposals is relatively small and in the order of 2%-5% of total intersection traffic.
- **Flood modelling** indicates that in order for the intensification of development to proceed, three detention basins are required in the Fairfield, Fairfield Heights and Villawood precincts.

In addition, work undertaken for Council's Open Space Strategy has highlighted areas of open space deficiency for existing areas that would significantly exacerbated by future development as proposed. The Greater Sydney Commission has identified joint and shared use of spaces as a mechanism to delivering social infrastructure by increasing access to open space and community facilities.

Two other state agency submissions were also received concerning:

- **Water and wastewater serving** is a matter for Sydney Water's forward planning to accommodate Sydney's growing population of which the residential upzoning is a small but important part.
- **Heritage item** protection is maintained under Fairfield Local Environmental Plan (LEP) 2013, Clause 5.10 Heritage conservation with sufficient protections for local heritage items within the precincts, inclusive of conservation incentives.

In order to address the need for detention basins and open space, as well as the proposed R3 Medium Density and R4 High Density Residential land zoning rationalisation in Villawood, a re-exhibition of the planning proposal is required with the areas identified for dual use detention basins/open space and neighbourhood parks.

**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



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Street, (currently Zoned R3 Medium Density Residential and proposed to be rezoned to Zone R4 High Density Residential and RE1 Public Recreation);

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 and RE1 Public Recreation);

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 Residential and R2 Low Density Residential 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, as well as the inclusion of a pocket of two sites at 128 and 130 Station Street to be rezoned from R3 Medium Density Residential to RE1 Public Recreation);

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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, 128 and 130
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 and RE1 Public Recreation);

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,

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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 47 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 as well as an extension of the R3 Medium Density Residential Zone bound by 38 Wattle Avenue to Elm Street and 63 Koonoona Avenue to Elm Street.

Street name	Street numbers
Elm Street	2 and 4
Hillawa Street	4 to 16, 1 to 19
Kamira Avenue	22 to 1 to
Kirrang Avenue	1 to 11,
Koonoona Avenue	63 to 91
Villawood Road	40 to 45
Wattle Avenue	1 to 47, 38 to 52
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 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, the proposed rezoning addresses an existing anomaly where Council owned land serving as a dual use detention basin and open space is currently zoned for a residential purpose.

## 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



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mixed use commercial and retail centre. A standalone shopping centre (site area 42,900m<sup>2</sup>), 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 m<sup>2</sup>) 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 (4100m<sup>2</sup>) 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 m<sup>2</sup> 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

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replace existing low density housing stock. A small neighbourhood park (1238 m<sup>2</sup>) is contained within the precinct. Surrounding the subject land to the north is a R2 Lcw 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 m<sup>2</sup> 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 Medium Density Residential zone boundary is R2 Low Density Residential zoned land, with aged and new detached housing and a primary school, and medium density community housing. A neighbourhood park (approximately 3,000m<sup>2</sup>) is 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.

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## 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 as well as the sites for the purpose of dual use detention basins/open space to facilitate the development. In addition, a number of sites are proposed to be rezoned to provide for neighbourhood parks to meet existing open space deficiencies as well as future demand generated by new development to be facilitated by this planning proposal.

The precincts identified for housing growth are due to their strategic location in close proximity to public transport corridors and retail/business centres that 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 rezone R2 Low Density Residential land in Fairfield and Fairfield Heights to Zone RE1 Public Recreation.
- e) To rezone R3 Medium Density Residential land in Fairfield, Fairfield Heights and Villawood to Zone RE1 Public Recreation.
- f) To rezone R4 High Density Residential land in Villawood to Zone RE1 Public Recreation.
- g) 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 Outcomes Committee decision at its meeting on 14 July 2020 - see **Attachment A** for Council report and minutes.

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**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;
- c) Zone R2 Low Density Residential land in Fairfield, Fairfield Heights and applying to No. 2-10 Jacaranda Court Fairfield East (Lot 10, DP 1025300) to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps;
- d) Zone R3 Medium Density Residential land in Fairfield, Fairfield Heights and Villawood to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps; and
- e) Zone R4 High Density Residential land in Villawood to Zone RE1 Public Recreation and amend associated Floor Space Ratio and Height of Building Maps.

Refer to Appendices depicting the abovementioned 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

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**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, and more recently the Western City Parklands District Plan 2018. Council also prepared a 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 previous draft WCSRS.

The Fairfield Residential Development Strategy (RDS) 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. The principles within the RDS remain current and will be applied in Council's draft Local Housing Strategy due for completion later in 2020.

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, supported by public recreation land that will facilitate the construction of three detention basins and neighbourhood parks required to meet the needs of new development.

**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 and supported by vital community infrastructure.

**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;
- increase the provision of affordable housing opportunities;
- improves access to public transport for new residents;
- assists local older people to downsize into villas, townhouses and apartments ;
- assists first time property buyers to enter the property market;
- provides for accessible open space and recreation opportunities close to where people will live;
- addresses drainage issues in the catchment by facilitating the construction of detention basins;
- 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;

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- 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?	<p>The amendment proposes to up-zone land identified in five precincts within Fairfield City that are in close proximity to public transport infrastructure and retail/business centres.</p> <p>This proposal supports many strategic directions contained within Metropolitan, District and Local plans.</p> <p>The purpose of the Planning Proposal is to facilitate implementation of housing target in accessible areas ready for renewal.</p>	✓
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?	<p>No. The LEP amendment proposes to facilitate rezoning of five specific residential precincts that have been identified under Council's Residential Development Strategy.</p> <p>The land affected by the proposal is specifically identified due to its strategic location in close proximity to established town centres and public transport facilities.</p> <p>A review of social, environmental, economic and demographic information has led to these areas being recommended for upzoning.</p> <p>Council has also conducted community consultation to gauge landowner expectations within and around these precincts.</p> <p>Council exhibited the plan during 2016 with the majority of submissions received being positive of the change proposed.</p> <p>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.</p> <p>Council is currently preparing a draft Local Housing Strategy that will consider submissions seeking investigation of areas outside of this proposal.</p>	✓



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Evaluation Criteria	Assessment	✓/x
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 proposal is as a result of recommendations contained within Council's 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 increase the development potential of that land and in turn significantly increase housing supply and affordability within the City of Fairfield most accessible to services, facilities and public transport in the east of the City.	✓
Is the existing public infrastructure (roads, rail, and utilities) capable of servicing the proposed site?  Is there good pedestrian and cycling access?  Is public transport currently available or is there infrastructure capacity to support future public transport?	The existing road and utilities infrastructure is considered capable of servicing the increased residential density as supported by traffic modelling and state agency submissions received in 2016.  Flood modelling identifies the need for three detention basins which is facilitated by the rezoning of land proposed in this proposal in Fairfield, Fairfield heights and Villawood.  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.  The lands identified in this 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?	The proposal aims to increase housing town centres and public transport nodes/corridors thus improving access to public transport and reducing distances travelled to local services and facilities.  The proposal will reduce the likely impacts of greenhouse gas emissions, operating costs and road safety by providing for housing in accessible locations, thereby reducing the likelihood of increased car distance travelled by residents.	✓
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.	✓

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Evaluation Criteria	Assessment	✓/x
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 centre in the future?	N/A.	✓
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 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 previous and current Sydney Metropolitan Plan and Western City parkland District Plan 2018.	

**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)?**

Yes: As discussed in Section A above, the Planning Proposal in 2016 formed part of Council's response to the allocation of an additional 24,000 dwellings within the City of



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Fairfield by 2031 under the State Government's previous 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.

The section below outlines how the Planning Proposal is consistent with the objectives and actions of key strategies including A Metropolis of Three Cities and the Western City District Plan:

**Metropolis of Three Cities**

The Metro Strategy is the overarching strategic land use plan for the Greater Sydney metropolitan area, outlining the strategic vision for managing growth to 2056. The vision seeks to transform Greater Sydney into a metropolis of three cities, with the site being located within the Western Parklands City.

Under a Metropolis of Three Cities, Fairfield Town Centre is identified as one of 34 strategic centres across Sydney. Strategic centres differ in scale, but all include:

- High levels of private sector investment;
- Flexibility so that the private sector can choose where and when to invest;
- Co-location of a wide mix of land uses including residential;
- High levels of amenity and walkability and being cycle friendly; and
- Areas identified for commercial uses, and where appropriate, commercial cores.

Public transport is identified as a significant focus for strategic centres, particularly in pursuit of the 30-minute city objective set by the greater Sydney Commission.

The metropolitan strategy for Greater Sydney is underpinned by ten strategic directions each with specific objectives designed to deliver the plan. The following table summarises the planning proposal's consistency with the relevant directions.

Directions	Comments on the planning proposal
A city supported by infrastructure	Will facilitate an increase in housing density which will increase the local community's capacity to live within 30 minutes of the nearest strategic centres

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Directions	Comments on the planning proposal
	<p>of Liverpool and Parramatta.</p> <p>Traffic modelling has concluded that the residential upzoning will not significantly impact upon intersections associated with state roads.</p> <p>Flood modelling has concluded that detention basins are required and this planning proposal seeks to rezone land for their provision.</p>
A collaborative city	<p>Will not compromise the co-ordination and delivery of the Western City Deal or the proposed Liverpool collaboration area.</p> <p>The proposal has been exhibited in 2016 to allow community and State Government authorities/agencies to provide their views, and will be re-exhibited to allow comment on the amended proposal.</p>
Housing the city	Will facilitate the provision of diversified housing choice in the precincts of Fairfield, Fairfield Heights, Fairfield East and Villawood in the form of medium and high density housing. The proposal will increase housing diversity through the provision of apartment living and supply in an accessible location, close to regional open space and community facilities.
A well-connected city	<p>Is close to surrounding strategic centres of Parramatta and Liverpool, with connection by rail to the Sydney CBD and strategic centres.</p> <p>The precincts are largely within a ten minute walk to the railway stations or a bus stop to railway stations and centres.</p> <p>The proposal will not prevent the delivery of metropolitan transport infrastructure projects.</p>
Jobs and skills for the city	The proposal will renew residential precincts over time, creating ongoing construction related jobs as well as creating additional demand for services and facilities in local centres.
A city in its landscape	<p>The site is developed and absent of any ecological or biodiversity significance.</p> <p>The proposal does not propose to rezone any environmentally zoned land.</p> <p>The concept introduces a number of neighbourhood parks, inclusive of detention basins.</p>

**Western City District Plan**

Fairfield City is located within the Western City District. In the Western City District Plan, Fairfield is identified as a "Strategic Centre". Strategic Centres are typically centres that are seen as important employment hubs that enjoy good access to public transport.

The Greater Sydney Commission's overarching vision for the Western City is to provide a 30-minute city; this means that residents in the Western City District will have quicker and easier access to a wider range of jobs, housing types and activities. The Western City District Plan sets out 20 strategic Planning Priorities to achieve the vision. The table below sets out the key planning priorities applicable to this proposal and justification of consistency.



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Planning Priority	Consistency of Planning Proposal
Planning Priority W1 – “Planning for a city supported by infrastructure”	The proposal maximises the proximity to the Fairfield railway station and associated bus interchange and the Villawood railway station.  Residential upzoning in all precincts will be supported by the additional zoning of RE1 Public Recreation land for the provision of detention basins and recreation opportunities.
Planning Priority W2 – “Working through collaboration”	Council officers have actively collaborated with State authorities and the community during the exhibition period and subsequent time in satisfying concerns as well as keeping submission authors updated.
Planning Priority W3 – “Providing services and social infrastructure to meet people’s changing needs”	The renewal of the various precincts will give rise to a review of community facilities and services over time through periodic needs studies to supplement extensive work undertaken during 2019. Infrastructure contribution plans will be amended accordingly to ensure timely funding and provision of community infrastructure.
Planning Priority W4 – “. Fostering healthy, creative, culturally rich and socially connected communities”	The proposal’s concept of a series of new neighbourhood parks will provide the opportunity for active and passive recreation in a public space that will be accessible by the wider community and thereby build social capital.
Planning Priority W5 – “Providing housing supply, choice and affordability with access to jobs, services and public transport”	The proposal will, in part, upzone approximately 50 hectares of R2 Low Density Residential land to R3 Medium Density Residential, and 75 hectares of R3 Medium Density Residential land to R4 High Density Residential land. The proposal will boost diverse housing supply within Fairfield City Centre in the short, medium and long term, being within walking distance of services, community facilities and public transport and thereby able to deliver the ‘30-minute City’.
Planning Priority W6 – “Creating and renewing great places and local centres, and respecting the District’s heritage”	The proposal will redevelop post WWII areas that have entered into the next phase of their lifecycle. The low density environment is no longer the most efficient use of land given its locational advantage of being within close proximity to services, community facilities and public transport.
Planning Priority W11 – “Growing investment, business opportunities and jobs in strategic centres”	The proposal will see an injection of significant capital to redevelop the various precincts in the short, medium and longer term thereby maintaining employment in the construction industry. The increase in villas, townhouse and apartments will generate new demand within the local economy, giving rise to a broader retail offer that will act as an attractor in the various town centres including Fairfield, Fairfield Heights and Villawood.
Planning Priority W12 – “Protecting and improving the health and enjoyment of the District’s waterways”	The proposal seeks to rezone land in order to provide three detention basins and associated works that will be designed to improve the quality of stormwater run-off into local creeks.
Planning Priority W15 – “Increasing urban tree canopy cover and delivering Green Grid connections”	The proposal will increase open space and raise the quality of public domain in the precincts where they are located. Council’s Public Domain Plans will seek to increase the tree canopy within the public domain along pedestrian corridors.

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Planning Priority W18 – “Delivering high quality open space”	The proposal contains a series of neighbourhood parks to be delivered through the RE1 Public Recreation land zoning and embellished according to high standards within Council's Open Space Strategy for residents to enjoy. Embellishment will be funded, in part, by revised Infrastructure Contribution Plans.
Planning Priority W19 - Reducing carbon emissions and managing energy, water and waste efficiently	The proposal's location of upzoning precincts close to public transport is ideally suited to minimise the number of vehicles required for journeys to the job centres of Sydney CBD, Parramatta and Liverpool, as well as local services, facilities and recreation opportunities.

**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.

**The Fairfield Local Strategic Planning Statement (LSPS)** provides the strategy for the Fairfield community's economic, social and environmental land use needs over the next 20 years. It implements and provides a line-of-sight to the Priorities and Actions of the Western City District Plan (2018) and the Goals and Outcomes of the Fairfield City Plan (Community Strategic Plan). The LSPS sets short, medium and long term planning priorities for what is needed in the local area, such as jobs, homes, services, open space and thriving town centres. The proposal satisfied the following priority actions contained within the LSPS:

- Planning Priority 1 - Provide housing that accommodates the needs of existing and future residents.
- Planning Priority 2 - Deliver greater housing diversity and affordability to meet the changing needs of the community
- Planning Priority 4 - Provide attractive, healthy and safe places for the whole community
- Planning Priority 8 - Protect areas of high natural value and environmental significance and improve the health of catchments & waterways
- Planning Priority 9 - Realise the Parkland City Vision
- Planning Priority 10 - Adapt to natural hazards and environmental impacts
- Planning Priority 11 - Promote a robust economy which generates diverse services and job opportunities

**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	

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SREP Title	Relevance	Consistency of Planning Proposal
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
<b>1. Employment and Resources</b>			
1.1 Business and Industrial Zones	<ul style="list-style-type: none"> <li>Encourage employment growth in suitable locations</li> <li>Protect employment land in business and industrial zones</li> <li>Support the viability of identified strategic centres.</li> </ul>	The proposal does not affect land within any existing or proposed business or industrial zone.	NA
1.2 Rural Zones	<ul style="list-style-type: none"> <li>Protect agricultural production value of rural land.</li> </ul>	The proposal does not affect land within any existing or proposed rural zone	NA
1.3 Mining, Petroleum Production and Extractive Industries	<ul style="list-style-type: none"> <li>Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</li> </ul>	The proposal does not prohibit mining or restrict the potential development of resources	NA
1.4 Oyster Aquaculture	<ul style="list-style-type: none"> <li>Protect oyster aquaculture areas.</li> </ul>	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
<b>2. Environment and Heritage</b>			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> <li>Protect and conserve environmentally sensitive areas.</li> </ul>	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
2.2 Coastal	<ul style="list-style-type: none"> <li>Implement the principles in</li> </ul>	This proposal does not apply	NA

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
Protection	the NSW Coastal Policy.	to any land identified within the coastal zone as defined under the Coastal Protection Act 1979	
2.3 Heritage Conservation	<ul style="list-style-type: none"> <li>Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</li> </ul>	<p>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.</p> <p>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.</p>	YES
2.4 Recreation Vehicle Areas	<ul style="list-style-type: none"> <li>Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</li> </ul>	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
<b>3. Housing, Infrastructure and Urban Development</b>			
3.1 Residential Zones	<ul style="list-style-type: none"> <li>Encourage a variety and choice of housing types to provide for existing and future housing needs</li> <li>Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services</li> <li>Minimise the impact of residential development on the environment and resource lands.</li> </ul>	<p>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</p>	YES



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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		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 greater environmental significance.	
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> <li>Provide for a variety of housing types</li> <li>Provide opportunities for caravan parks and manufactured home estates.</li> </ul>	The proposal does not impact upon existing caravan parks and manufactured homes estates.	NA
3.3 Home Occupations	<ul style="list-style-type: none"> <li>Encourage the carrying out of low-impact small businesses in dwelling houses.</li> </ul>	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	<ul style="list-style-type: none"> <li>Improve access to housing, jobs and services by walking, cycling and public transport.</li> <li>Increase choice of available transport and reducing car dependency.</li> <li>Reduce travel demand and distance (especially by car)</li> <li>Support the efficient and viable operation of public transport services</li> <li>Provide for the efficient movement of freight</li> </ul>	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	<ul style="list-style-type: none"> <li>Ensure effective and safe operation of aerodromes</li> <li>Ensure aerodrome operation is not compromised by development</li> <li>Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures.</li> </ul>	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	<ul style="list-style-type: none"> <li>Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</li> <li>Reduce land use conflict arising between existing</li> </ul>	The proposal does not rezone land adjacent to and/or adjoining any existing shooting range.	NA



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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	shooting ranges and rezoning of adjacent land <ul style="list-style-type: none"> <li>Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</li> </ul>		
<b>4. Hazard and Risk</b>			
4.1 Acid Sulfate Soils	<ul style="list-style-type: none"> <li>Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</li> </ul>	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	<ul style="list-style-type: none"> <li>Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</li> </ul>	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	<ul style="list-style-type: none"> <li>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>.</li> <li>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.</li> </ul>	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	YES

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		<p>areas included within the Planning Proposal as having varying levels of flood risk.</p> <p>Flood modelling has determined that three detention basins are required and this proposal has been amended to ensure land is rezoned for their provision.</p> <p>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>.</p> <p>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>.</p>	
4.4 Planning for Bushfire Protection	<ul style="list-style-type: none"> <li>Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas.</li> <li>Encourage sound management of bush fire prone areas.</li> </ul>	N/A - None of the lands identified in this Planning Proposal area affected by Bushfire Hazard/Risk	NA
<b>5. Regional Planning</b>			
5.1 Implementation of Regional Strategies	<ul style="list-style-type: none"> <li>To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.</li> </ul>	The proposal does not include land to which any of the listed Regional Strategies apply.	NA
5.2 Sydney	<ul style="list-style-type: none"> <li>To protect water quality in the</li> </ul>	This Direction does not apply	NA

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
Drinking Water Catchments	hydrological catchment.	to Fairfield City	
5.8 Second Sydney Airport: Badgerys Creek	<ul style="list-style-type: none"> <li>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.</li> </ul>	This Direction does not apply to this Planning Proposal.	NA
<b>6. Local Plan Making</b>			
6.1 Approval and Referral Requirements	<ul style="list-style-type: none"> <li>Ensure LEP provisions encourage the efficient and appropriate assessment of development</li> </ul>	The PP is consistent with this direction	YES
6.2 Reserving Land for Public Purposes	<ul style="list-style-type: none"> <li>Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes</li> <li>Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</li> </ul>	<p>The provisions of the Planning Proposal do not propose any changes to land reserved for public services and facilities.</p> <p>The proposal will rezone land RE1 Public Recreation and Council will be the responsible acquiring authority.</p>	YES
6.3 Site Specific Provisions	<ul style="list-style-type: none"> <li>Discourage unnecessarily restrictive site specific planning controls</li> </ul>	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
<b>7. Metropolitan Planning</b>			
7.1 Implementation of including A Metropolis of Three Cities (Greater Sydney Region Plan)	<ul style="list-style-type: none"> <li>Planning proposals shall be consistent with the NSW Government's including A Metropolis of Three Cities (Greater Sydney Region Plan).</li> </ul>	<p>The planning proposal is consistent with this direction.</p> <p>Further details are provided earlier in this proposal under <b>Section B – Relationship to Strategic Planning Framework</b></p>	YES
7.8 Implementation	<ul style="list-style-type: none"> <li>Applies to a Planning</li> </ul>	The planning proposal is	YES

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	<p>Proposal for any land affected by the obstacle limitation surface and ANEF contours for Western Sydney Airport.</p> <ul style="list-style-type: none"> <li>A planning proposal is to be consistent with the Stage 1 Land Use and Infrastructure Implementation Plan approved by the Minister for Planning.</li> </ul>	consistent with this direction.	

**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.

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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 DS.

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.

Since the RDSE Phase 2 planning proposal was exhibited in 2016 there have been a number of strategic planning policy documents released including the Western City District Plan and the Local Strategic Planning Statement. Both contain liveability objectives and planning priorities inclusive of the need for accessible open space.

With the planning proposal potentially enabling significant growth over the next 20 years, the provision of open space per person will decrease unless new open space areas are delivered. This is a challenge, especially in areas that already have a low provision of open space, particularly in areas of high density within the suburb of Fairfield.

The Fairfield Community Facility and Open Space Needs Study has identified that the provision of open space per person in an urban infill environment should aim to be around 9m<sup>2</sup>. In 2016, the areas of Fairfield City which fall under the 9m<sup>2</sup> include:

- Fairfield Heights (1.6m<sup>2</sup> per person)
- Fairfield East (5.2m<sup>2</sup>)
- Villawood (3.6m<sup>2</sup> per person)

The high need areas that are forecast up to 2036 to experience the greatest decline in open space provision per person include Fairfield and Villawood.

The Greater Sydney Commission indicates that all residents should have access to Regional Open Space within 5km, District Open Space within 2km and that all dwellings should be within 400m of quality open space of at least 3,000m<sup>2</sup> (e.g. the new neighbourhood park at Villawood). Dwellings in high density should also be within 200m of quality open space of at least 1,000m<sup>2</sup> (approximately the same size as the Nelson/Barbara Street pocket park).

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The Greater Sydney Commission's 'The Pulse of Greater Sydney' indicates that currently 58% of homes in Fairfield City are within a 400m walk to open space. Access to open space is not distributed evenly in the City, with mapping showing that there are clear priority areas that emerge, depending on residential density as well as social needs..

The highest priority areas for enhancing connectivity and proximity for new parks include Central Fairfield and Fairfield Heights and the northern portion of Fairfield (north of Polding Street). The sites required for detention basins and additional neighbourhood and pocket parks identified in the preparation of the Open Space Strategy demonstrate how existing and forecasted open space needs can be met with strategic acquisitions.

To ensure longstanding open space deficiencies are addressed for existing high density areas, as well as addressing the needs of precincts identified for upzoning, a number of strategic rezonings are proposed to provide for open space needs of existing and future residents. This will ensure benchmarks for open space provision are met at the time of residential upzoning, thereby providing for accessible recreation opportunities and community wellbeing.

Neighbourhood parks are proposed to meet significant current deficiency as well as provide for future demand as a consequence of new development in the following suburbs:

- **Fairfield:**

Two parks are proposed south of Hamilton Road – one neighbourhood park of 3,000m<sup>2</sup> (potentially with an extensive recreational offer) and one pocket park of 1800m<sup>2</sup>. These two parks will complement the site of the detention basin north of Hamilton Road that will act as an active play area of 8,700m<sup>2</sup>. These three parks will serve a R4 High Density precinct of 37 hectares.

One neighbourhood park, north of Polding Street and east of Granville Street, being 3,000m<sup>2</sup> in area located to the north of the Fairfield R4 High Density Precinct of 10 hectares where no open space is proposed to be provided under this planning proposal. The Fairfield Forum site will deliver a 4,000m<sup>2</sup> neighbourhood park in the future subject to a Planning Agreement, and therefore no additional open space south of Polding Street is recommended.

The park will serve the Fairfield north and east Smithfield residential precinct where a significant deficiency in open space exists. The precinct was excluded from the Phase 2 planning proposal in 2015 due to its lack of open space. Further, this neighbourhood park could be delivered in the shorter term given that there are currently two owners of the five lots.

- **Fairfield Heights:**

One neighbourhood park of 3000m<sup>2</sup> to the west of the precinct on Station Street, with one of two parcels recently acquired for open space purposes. Given this acquisition and the remaining parcel, it is anticipated that the neighbourhood park will be delivered in short to medium term (less than 10 years). This park will complement the site of the detention basin south of Polding Street that will act as an active play area of 6,300m<sup>2</sup>. These two parks will serve a R3 Medium Density precinct of 38 hectares.

- **Villawood:**

One neighbourhood park of 3000m<sup>2</sup> to the immediate south of the town centre, with two of the seven parcels recently rezoned for open space purposes. This park was identified in the Public Domain Study and will assist to rationalise the road network on



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open space in a high density environment. The park will complement future provision of open space south of the railway line that will serve a R4 High Density precinct of 10 hectares.

The detention basin in Villawood (north of the railway line) will act as an active play area of 5,200m<sup>2</sup> and will serve a R4 High Density precinct of 21 hectares.

The proposed RE1 Public Recreation rezoning complements the significant investment by Council over the last ten years in regional and district facilities, inclusive of the recreation offer in Fairfield Park that is of the highest standard. The pressing and core open space needs now and into the future is the availability of accessible neighbourhood parks in close proximity to where people live as required by Greater Sydney Commission benchmarks.

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

Four responses were received from public authorities and they are detailed below.

**Office of Environment and Heritage – Flood Division**

The submission recommended that Council undertake a flood assessment using available information as part of the rezoning process so as to identify if there are any significant flood related issues. To address floodplain risk management issues, Council was required to refer to up-to-date hydrological and hydraulic assessments for the catchment in which the upzoning precincts are located including overland flow paths associated with major drainage.

In addition, a detailed assessment was recommended for both existing and developed conditions in order: understand flood risk to people and property; assess impact on existing flood behaviour; identify appropriate mitigation measures; assess impact of earthworks and filling within flood prone land up to the PMF level; a sensitivity analysis to determine the potential impacts from climate change on flooding behaviour; and prepare an emergency response plan inclusive of community education and awareness program.

Council undertook flood detailed modelling to comply with OEH recommendations. A flood modelling report commissioned by Council details the assessment completed using TUFLOW models that were originally developed as part of Government funded overland flood studies for Fairfield City Council.

The TUFLOW models were used to simulate flood behaviour for a range of design floods up to and including the Probable Maximum Flood (PMF) for existing topographic and development conditions. The results of the existing flood simulations showed several overland flow paths extending through the areas where rezoning is proposed.

In general, the flow paths within the Villawood area were shallow and primarily contained to roadways. Some more significant overland flow paths are predicted through the Fairfield area with two overland flow paths showing water depths of more than 0.3 metres during large design floods.

The models were updated to include a representation of the upzoned areas being developed to the full extent possible under the proposed zoning. The results from these simulations showed that there is potential for this development to adversely impact on flood behaviour across external areas.

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Flood mitigation options were explored to assist in reducing the predicted flood impacts. The flood mitigation options recommended for implementation incorporate stormwater drainage system upgrades and the provision of detention basins, including:

**Fairfield**

- Inclusion of a 6,970m<sup>2</sup> detention basin on Harris Street (just south east of its intersection with Sackville Street) that provides a maximum storage depth of 1.3 metres with a gradient of 1:6 for the batter side slopes.
- Provision of an unobstructed overland flow path (6 metres wide) from Sackville Street to the upstream end of the existing Hamilton channel currently located to the rear of properties on Hamilton Road and Harris Street and subject to an easement for stormwater drainage
- Some minor regrading of Sackville Road between Hamilton Road and Harris Street to promote overland flow movement towards the new basin and overland flow path described above.
- Inclusion of a new 2.1 m diameter pipe extending from The Horsley Drive, through Fairfield High School and into Prospect Creek.

**Fairfield Heights**

- Inclusion of a new 6,240m<sup>2</sup> detention basin between Polding Street and Smart Street with a maximum storage depth of 1.3 metres and a gradient of 1:6 for the batter side slopes.
- Inclusion of a new 1.8mW x 0.9mH culvert extending along Smart Street from Marlborough Street to Sackville Street. Additional minor stormwater pipes and pits are also required around the intersection of Marlborough Street and Smart Street to assist in capturing runoff and distributing it into the new pipe system.

**Villawood**

- Inclusion of a new detention basin of 3,500 m<sup>2</sup> on Belmore Street (just east of its intersection with Mandarin Street) with a storage depth of 0.5 metres and a gradient of 1:6 for the batter side slopes.

Given the report's findings, in order to facilitate additional development in the subject precincts, three detention basins are proposed at Fairfield, Fairfield Heights and Villawood in the locations that will best address flood mitigation.

The provision of detention basins in renewal areas are often provided in tandem with open space requirements that result from the demand arising from new population associated with increased development. To accommodate dual use, additional land is recommended for flexibility in detention basin and recreation design.

The rezoning to RE1 Public Recreation is required to ensure sites are identified and not sterilised by redevelopment that would make acquisition unfeasible. It is important that all landowners are afforded transparency in future land use zoning as well as limit speculative buying of properties.

Landowners will be eager to understand what are the implications of a proposed RE1 Public Recreation, including how landowners will be compensated, and whether they will be forced to sell (only when land owners are ready to do so, unless there is an urgent need to augment the drainage system).



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Council is well practiced in assisting landowners with these types of land acquisition enquiries and can point to local case studies including land zoned RE1 Public Recreation in Ascot Street Canley Heights in 2013. Since that time, the first of five properties has recently been purchased at the request of the owner.

In order to allow the residential upzoning to proceed to the next stage, it is recommended that the three dual purpose detention basin and recreation sites be rezoned RE1 Public Recreation. This will necessitate a re-exhibition of the planning proposal for 28 days for public feedback.

**Transport for NSW / Roads and Maritime Services**

The submission recommended that a Transport Study be undertaken to assess the cumulative impacts on the transport system using the maximum potential yields for each of the precincts.

- Fairfield Heights
  - Zone R2 Low Density to R3 Medium Density Residential – up to 500 dwellings
- Fairfield North and South
  - Zone R3 Medium Density to R4 High Density Residential – up to 3,295 dwellings
- Fairfield East / Villawood North and South
  - Zone R2 Low Density to R3 Medium Density Residential, and
  - Zone R3 Medium Density to R4 High Density Residential – up to 2,975 dwellings
- Villawood Town Centre
  - Zone R4 High Density Residential – up to 495 dwellings
- Fairfield Heights Town Centre Precinct
  - Zone B2 Local Centre - Shop top housing increase – up to 363 dwellings

Council commissioned a Traffic Modelling Report to assess intersections to determine traffic impacts on them due to the residential upzoning and the Fairfield Heights Town Centre rezoning to permit greater height of building for shop-top housing. These signalised intersections included:

- The Horsley Drive / Cumberland Highway / Smithfield Road
- The Horsley Drive / Polding Street
- The Horsley Drive / River Avenue
- The Horsley Drive / Hume Highway (North)
- The Horsley Drive / Hume Highway (South)
- Woodville Road / Hume Highway, and
- Woodville Road / Fairfield Street.

RMS Desired Standard of Service (DSS) Criteria was used to identify the state-controlled road intersections that require upgrades. The calculated development traffic was assigned in the RMS-provided Sydney Strategic Transport Model (STM) using 2016, 2026 and 2036 models to create strategic models.

The STM volumes comparison between the “Base” and the “With Development” models indicate that the proposed additional development contributes a relatively minor proportion of peak traffic volumes passing through the assessed intersections. Most of the traffic through

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those intersections is background traffic originating from and destined to area beyond the proposed developments.

There were two major conclusions from the Traffic Study:

- there is substantial background traffic growth occurring in the study area between 2016 and 2026 and through to 2036 meaning that a number of major intersection upgrades are required at the assessed intersections, regardless of the rezoning proposals; and
- the proportion of the future year intersection traffic which generated by the rezoning proposals is relatively small and in the order of 2%-5% of total intersection traffic.

Despite the minimal impact attributed to the proposed upzoning, a comprehensive Traffic Study for the entire LGA will examine localised impacts as part of the overall LEP Program.

**Sydney Water**

The submission notes that development forecasts arising from the upzoning will significantly exceed forecasts by Sydney Water. In addition, water servicing will require amplification of some water mains to comply with the Supply of Water for Fire Fighting Purposes Policy. It is anticipated that there will be capacity in the existing trunk system for the initial development, however detailed water modelling will be required to confirm trunk system capacity for the full development potential. Wastewater servicing has sufficient capacity in existing wastewater treatment plants to service developments. Wastewater modelling will be required to confirm trunk capacity to service additional growth.

Water and wastewater serving is a matter for Sydney Water's forward planning to accommodate Sydney's growing population of which the residential upzoning is a small but important part.

**Heritage Council**

The submission highlights the threat of heritage item landowners seeking additional development potential, thereby encouraging owners to propose demolition or substantial alterations to heritage items. Adequate provisions within the planning proposal were recommended to avoid creation of such expectations.

The precincts subject to upzoning contain eight (8) heritage items including:

- Fairfield Heights – 2 items
- Fairfield North – 0 items
- Fairfield South – 6 items, including three adjoining narrow Federation cottages, and two already subject to development or development approval.
- Fairfield East / Villawood North and South – 0 items

Given the small number of heritage items, there is no need to prepare strategies or plans to cater for the protection of a cluster or precinct of heritage items. Notwithstanding, under FLEP 2013, Clause 5.10 Heritage conservation, there are sufficient protections for local heritage items within the precincts, inclusive of conservation incentives.

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

- a) 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;
- b) Amend the relevant Lot Size Map (LSZ\_020) for the subject land in Fairfield East by deleting G (450 m<sup>2</sup>) and thereby removing the Lot Size development standard;
- c) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD\_020) for the subject land in Fairfield East by deleting M (600 m<sup>2</sup>) and thereby removing the Lot Size for Dual Occupancy Development development standard.

### **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 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 by deleting G (450 m<sup>2</sup>) and thereby removing the Lot Size development standard; and
- c) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD\_016, LSD\_020) for the subject land by deleting M (600 m<sup>2</sup>) and T (900 m<sup>2</sup>) and thereby removing the Lot Size for Dual Occupancy Development development standard.

### **Villawood – upzoning from Zone R2 Low Density Residential to Zone R3 Medium Density Residential**

- a) Amend the relevant Land Zoning Map (LZN\_021) for the subject land from Zone R2 Low Density Residential land to Zone R3 Medium Density Residential;
- b) Amend the relevant Lot Size Map (LSZ\_021) for the subject land by deleting G (450 m<sup>2</sup>) and thereby removing the Lot Size development standard; and
- c) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD\_021) for the subject land by deleting M (600 m<sup>2</sup>) and T (900 m<sup>2</sup>) and thereby removing the Lot Size for Dual Occupancy Development development standard.

### **Villawood – upzoning from Zone R2 Low Density Residential to Zone R4 High Density Residential**

**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, Fairfield Heights, Fairfield East and Villawood

- a) Amend the relevant Land Zoning Map (LZN\_021) for the subject land from Zone R2 Low Density Residential land to Zone R4 High Density Residential;
- b) Amend the relevant Floor Space Ratio Map (FSR\_021) for the subject land from C (0.45:1) to T (2:1);
- c) Amend the relevant Height of Building Map (HOB\_021) for the subject from J (9m) to Q (20m);
- d) Amend the relevant Lot Size Map (LSZ\_021) for the subject land by deleting G (450 m<sup>2</sup>) and thereby removing the Lot Size development standard; and
- e) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD\_021) for the subject land by deleting M (600 m<sup>2</sup>) and T (900 m<sup>2</sup>) 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**

- a) Amend the relevant Land Zoning Map (LZN\_020, LZN021) for the subject land from Zone R3 Medium Density Residential to Zone R4 High Density Residential;
- b) Amend the relevant Floor Space Ratio Map (FSR\_020, FSR\_021) for the subject land from C (0.45:1) to T (2:1);
- c) Amend the relevant Height of Building Map (HOB\_020, HOB\_021) for the subject from J (9m) to Q (20m);

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

- a) Amend the relevant Land Zoning Map (LZN\_020) for the subject land from Zone R2 Low Density Residential to Zone RE1 Public Recreation;
- b) Amend the relevant Floor Space Ratio Map (FSR\_020) for the subject land by deleting C (0.45:1) and thereby removing the Floor Space Ratio development standard.
- c) Amend the relevant Height of Building Map (HOB\_020) for the subject land by deleting J (9m) and thereby removing the Height of Building development standard;
- d) Amend the relevant Lot Size Map (LSZ\_020) for the subject land by deleting G (450 m<sup>2</sup>) and thereby removing the Lot Size development standard;
- e) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD\_020) for the subject land by deleting M (600 m<sup>2</sup>) and thereby removing the Lot Size for Dual Occupancy Development development standard.

**Fairfield, Fairfield Heights and Villawood – change in zone from Zone R3 Medium Density Residential to Zone RE1 Public Recreation**

**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, Fairfield Heights, Fairfield East and Villawood

- a) Amend the relevant Land Zoning Map (LZN\_016, LZN\_020 and LZN\_021) for the subject land from Zone R3 Medium Density Residential to Zone RE1 Public Recreation;
- b) Amend the relevant Floor Space Ratio Map (FSR\_016, FSR\_020 and FSR\_021) for the subject land by deleting C (045:1) and thereby removing the Floor Space Ratio development standard, and
- c) Amend the relevant Height of Building Map (HOB\_016, HOB\_020 and HOB\_021) for the subject land by deleting J (9m) and thereby removing the Height of Building development standard.

**Villawood – change in zone from Zone R4 High Density Residential to Zone RE1 Public Recreation**

- a) Amend the relevant Land Zoning Map (LZN\_021) for the subject land from Zone R4 High Density Residential to Zone RE1 Public Recreation;
- b) Amend the relevant Floor Space Ratio Map (FSR\_021) for the subject land by deleting C (045:1) and thereby removing the Floor Space Ratio development standard, and
- c) Amend the relevant Height of Building Map (HOB\_021) for the subject land by deleting Q (20m) and thereby removing the Height of Building 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.

The period of consultation is 28 days as contained as a condition of the Gateway Determination dated 7 February 2016.

**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, Fairfield Heights, Fairfield East and Villawood

**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	<ul style="list-style-type: none"> <li>Prepare and submit Planning Proposal to DP&amp;I</li> </ul>	September 2015
2	Gateway Determination	<ul style="list-style-type: none"> <li>Assessment by DP&amp;I (including LEP Panel)</li> <li>Advice to Council</li> </ul>	February 2016
3	Completion of required technical information and report (if required) back to Council	<ul style="list-style-type: none"> <li>Prepare draft controls for Planning Proposal</li> <li>Update report on Gateway requirements</li> </ul>	June 2020
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> <li>In accordance with Council resolution and conditions of the Gateway Determination.</li> </ul>	July/August 2020
5	Government Agency consultation	<ul style="list-style-type: none"> <li>Notification letters to Government Agencies as required by Gateway Determination</li> </ul>	As determined by the Gateway Determination
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> <li>Under the Gateway Determination issued by DP&amp;I public hearing is not required.</li> </ul>	NA
7	Consideration of submission	<ul style="list-style-type: none"> <li>Assessment and consideration of submissions</li> </ul>	2 weeks
8	Report to Council on submissions to public exhibition	<ul style="list-style-type: none"> <li>Includes assessment and preparation of report to Council</li> </ul>	September 2020
9	Possible re-exhibition	<ul style="list-style-type: none"> <li>Covering possible changes to draft Planning Proposal in light of community consultation</li> </ul>	NA
10	Report back to Council	<ul style="list-style-type: none"> <li>Includes assessment and preparation of report to Council</li> </ul>	NA
11	Referral to PCO and notify DPIE	<ul style="list-style-type: none"> <li>Draft Planning Proposal assessed by PCO, legal instrument finalised</li> <li>Copy of the draft Planning Proposal forwarded to DP&amp;I.</li> </ul>	October 2020
12	Plan is made	<ul style="list-style-type: none"> <li>Notified on Legislation web site</li> </ul>	Prior to 14 November 2020
Estimated Time Frame #			Five years
# Note: Extensions Granted by DPIE			

**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, Fairfield Heights, Fairfield East and Villawood

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## **Appendices**

**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, Fairfield Heights, Fairfield East and Villawood

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**Appendix A.1****The land subject to the Planning Proposal**



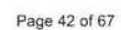
**Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013**

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





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





**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, Fairfield Heights, Fairfield East and Villawood





**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, Fairfield Heights, Fairfield East and Villawood



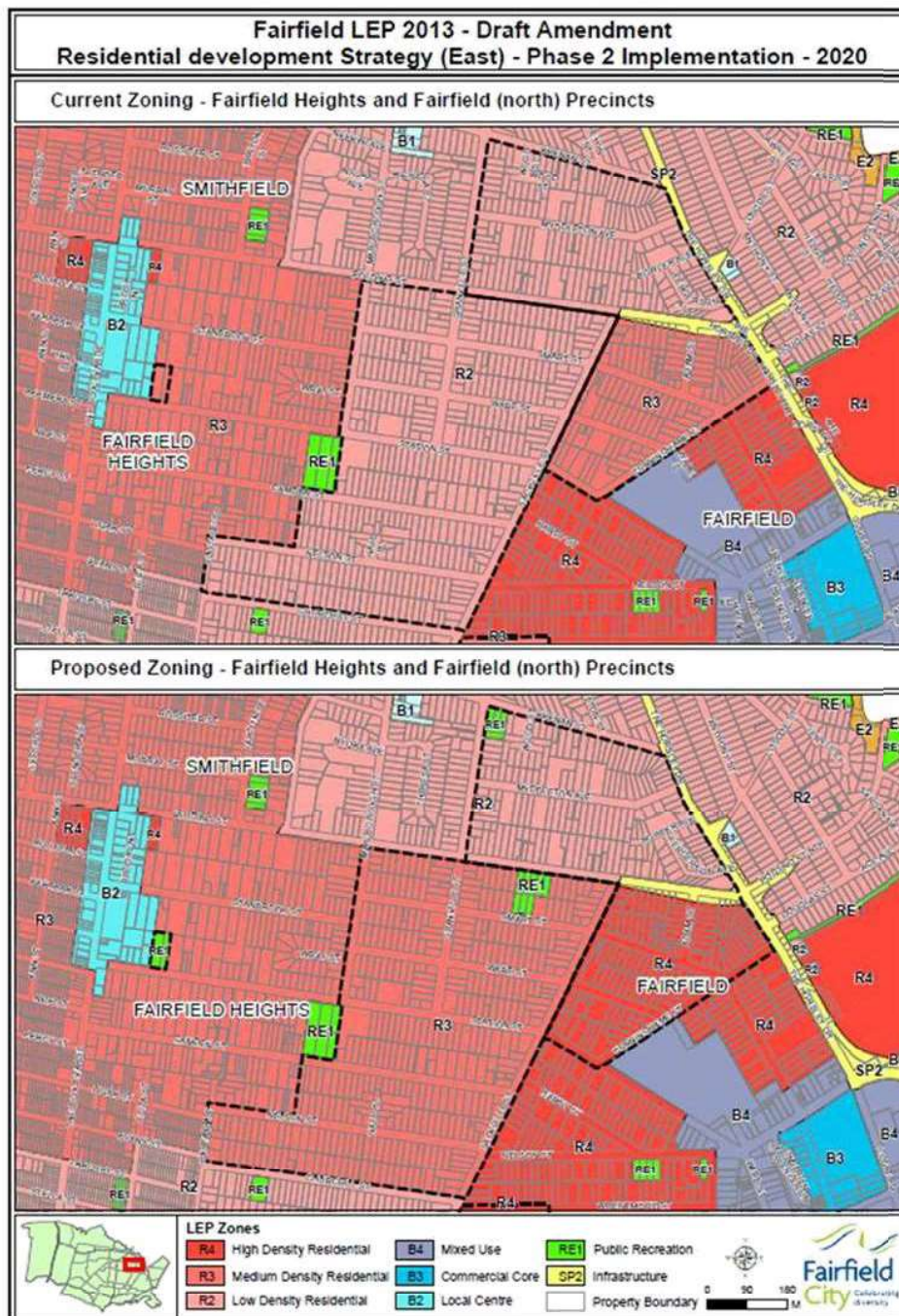


## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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

## Appendix A.2

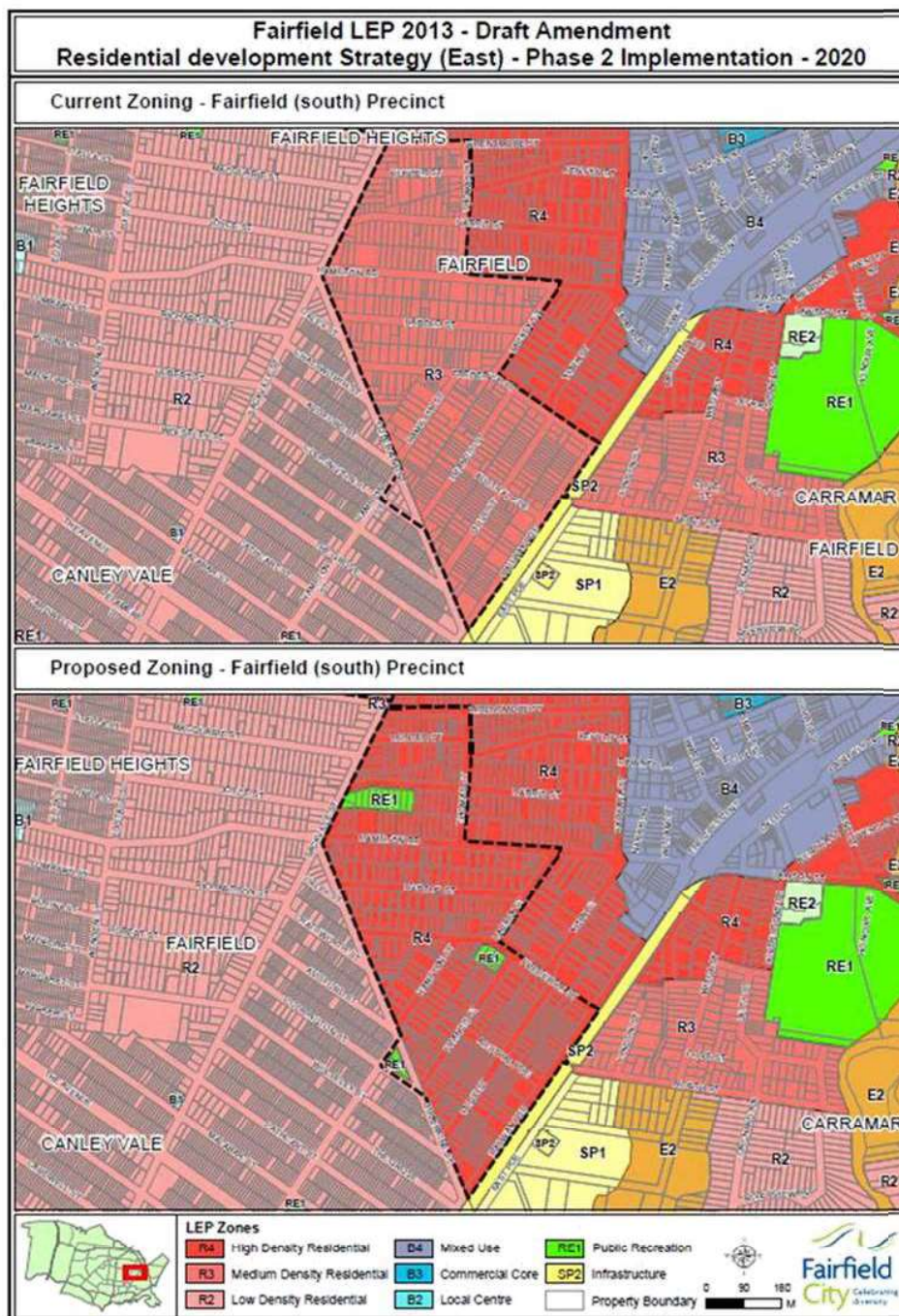
## Current and Proposed Land Use Zoning



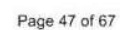


## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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



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





## 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, Fairfield Heights, Fairfield East and Villawood



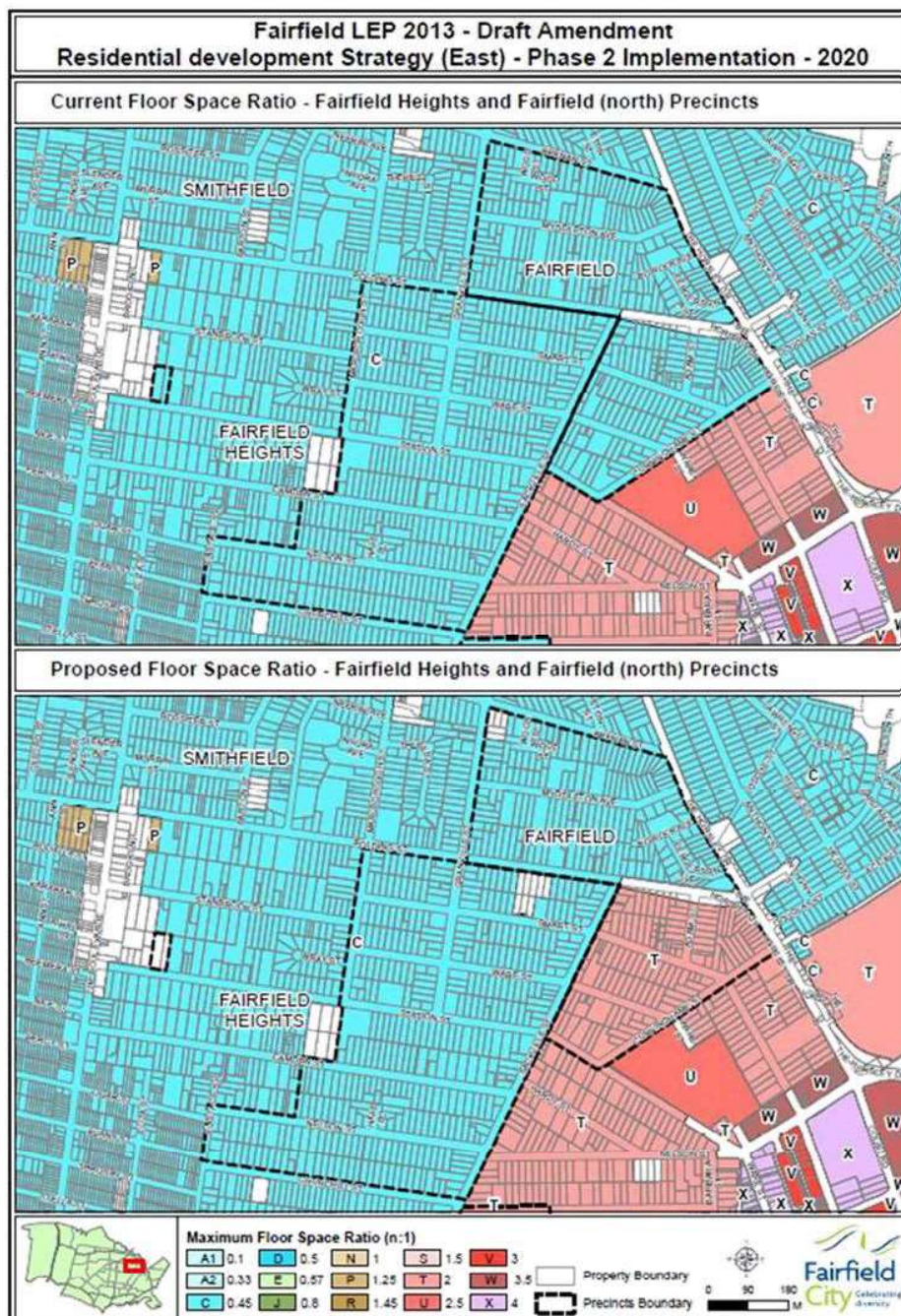


## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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

## Appendix A.3

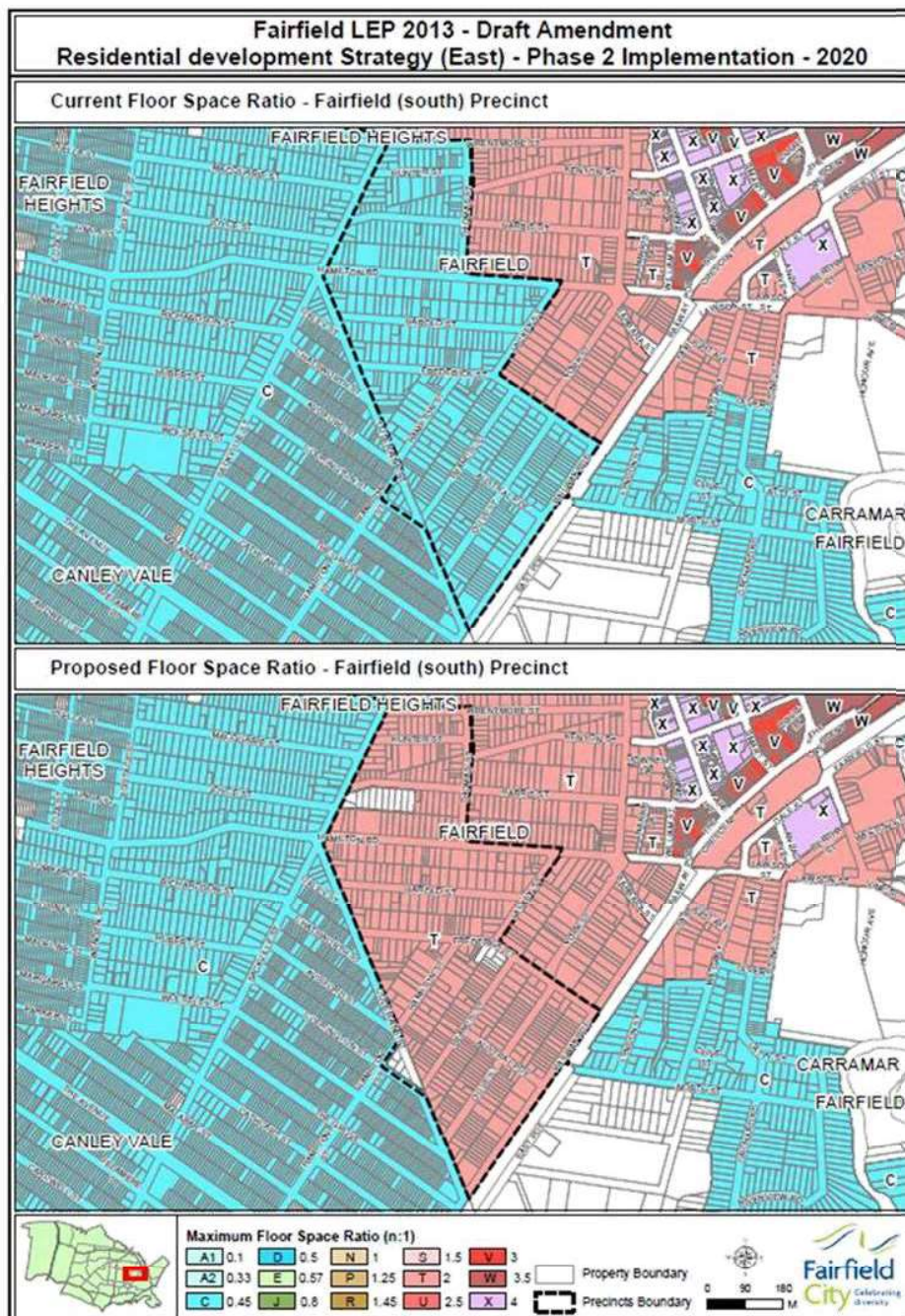
### Current and Proposed Floor Space Ratio





## 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, Fairfield Heights, Fairfield East and Villawood



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



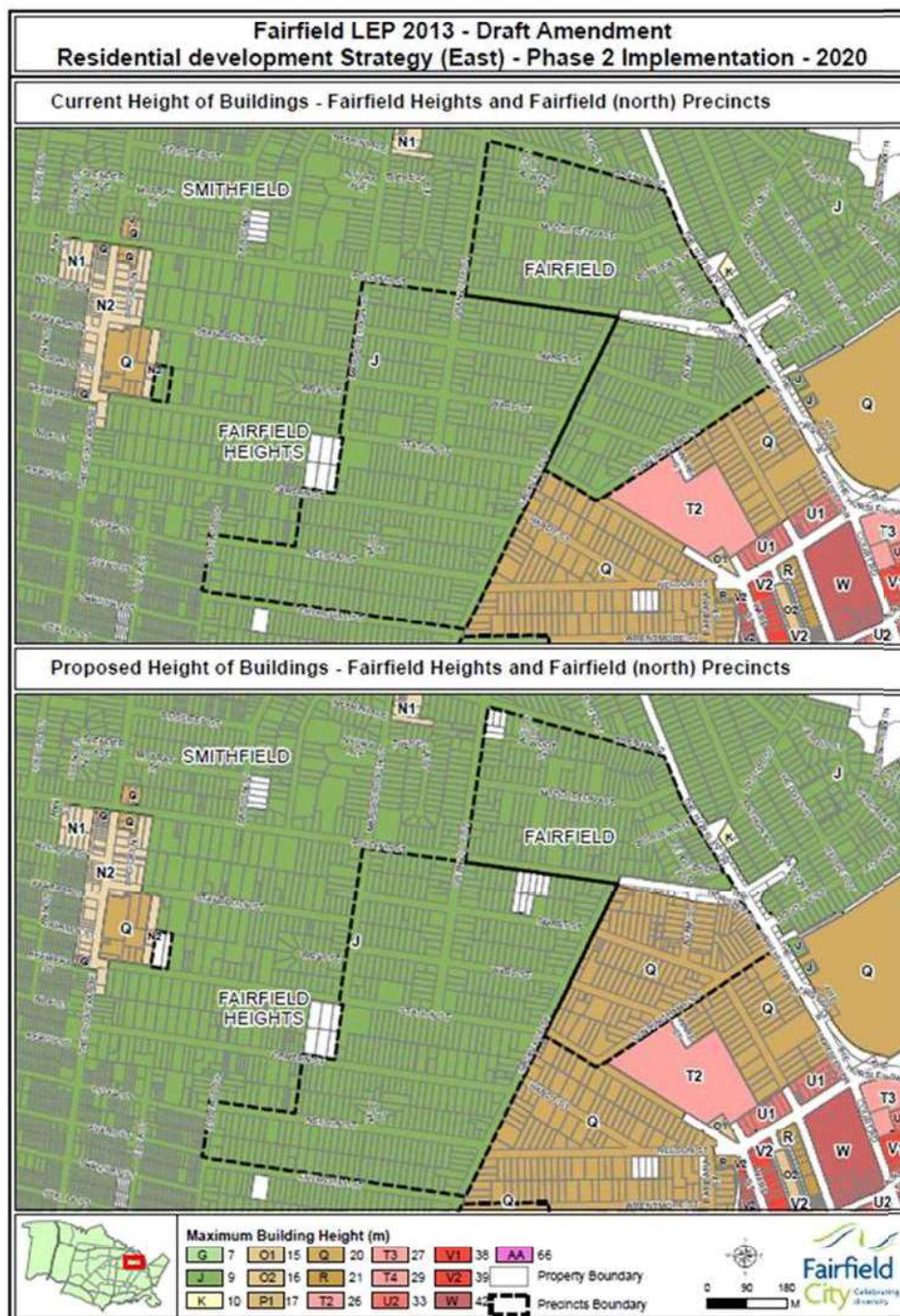


Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood with associated residential to public recreation rezoning in Fairfield, Fairfield Heights, Fairfield East and Villawood



## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

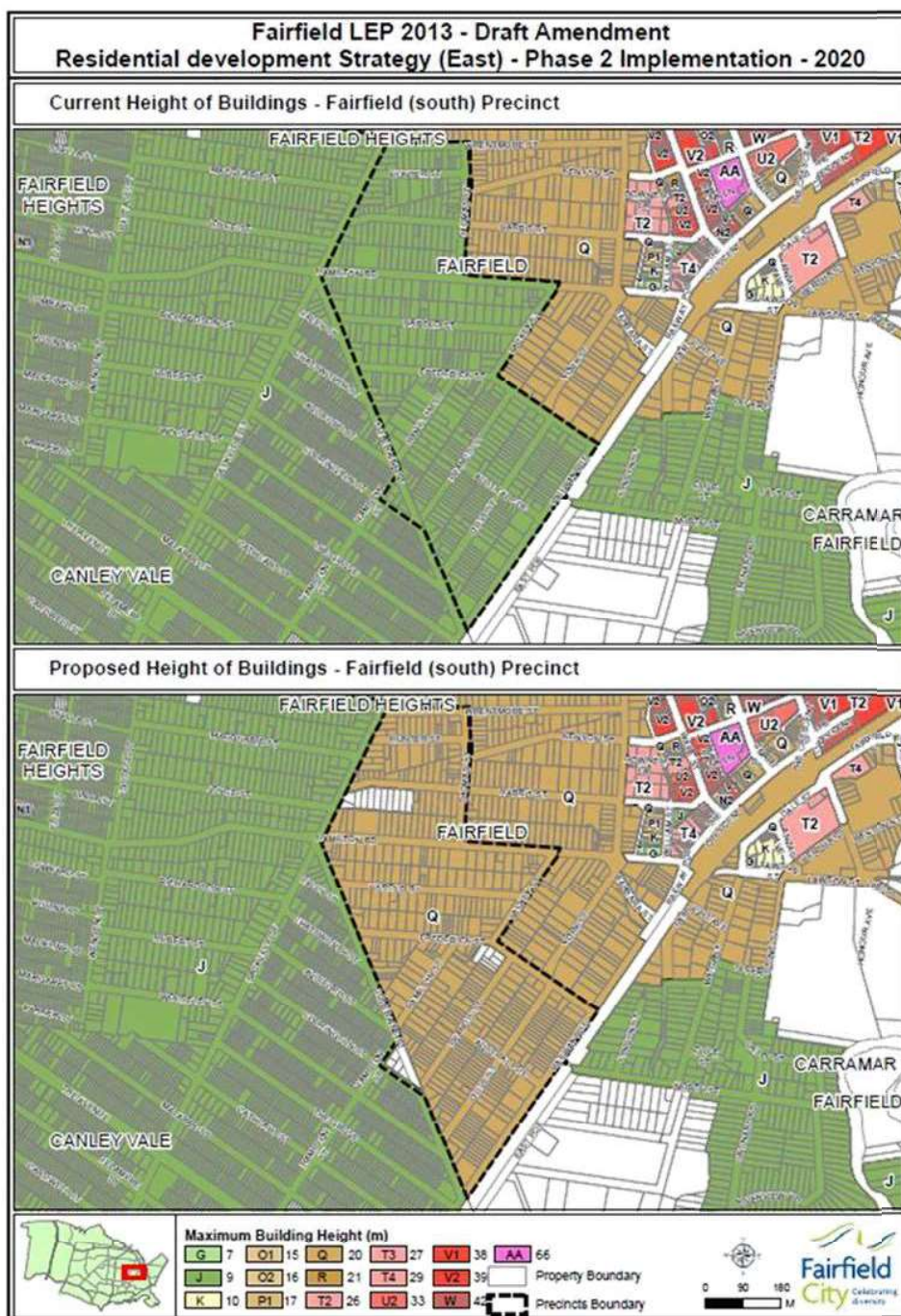
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood with associated residential to public recreation rezoning in Fairfield, Fairfield Heights, Fairfield East and Villawood





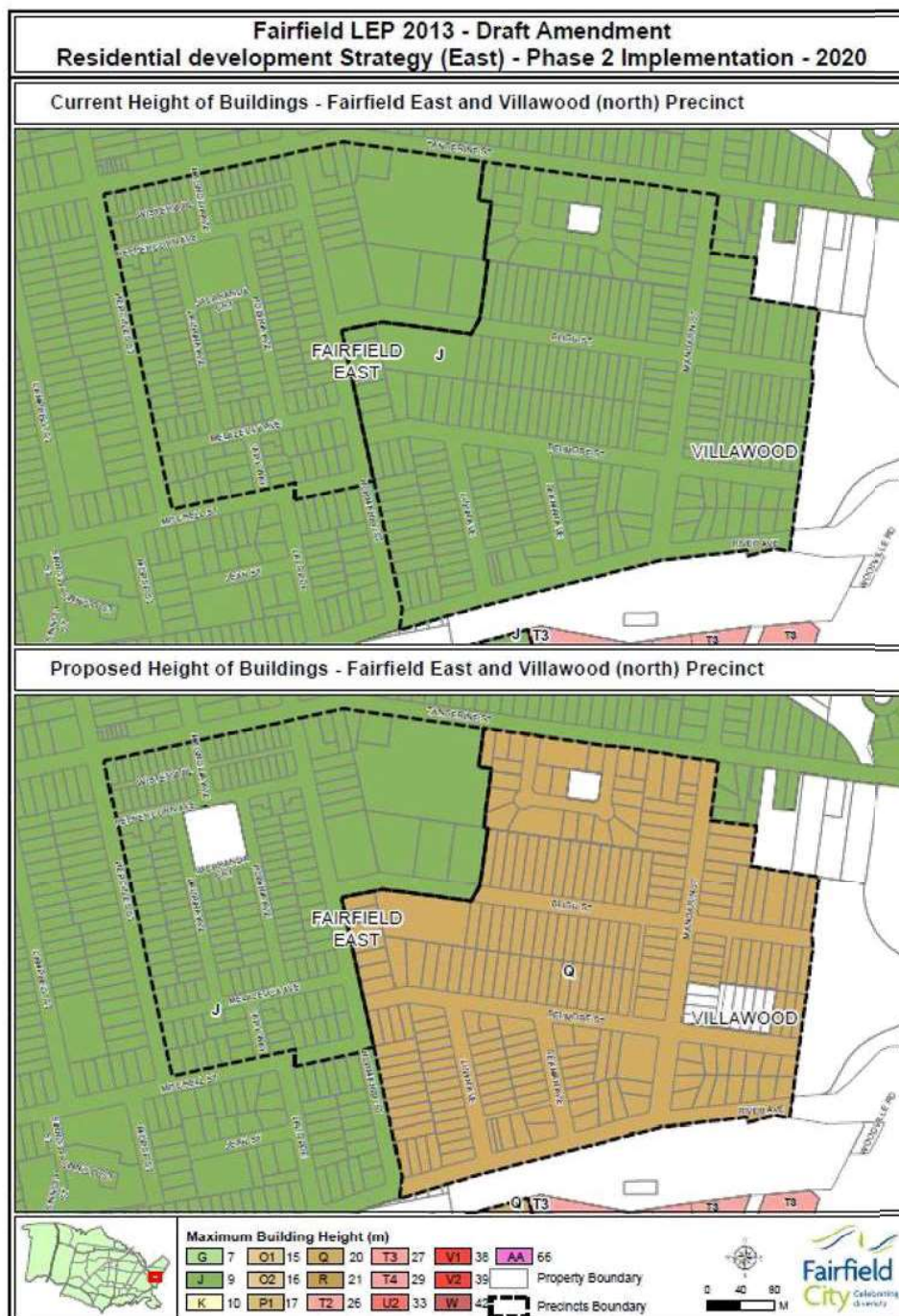
## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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



## 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, Fairfield Heights, Fairfield East and Villawood





## 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, Fairfield Heights, Fairfield East and Villawood



**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, Fairfield Heights, Fairfield East and Villawood

## Appendix A.5

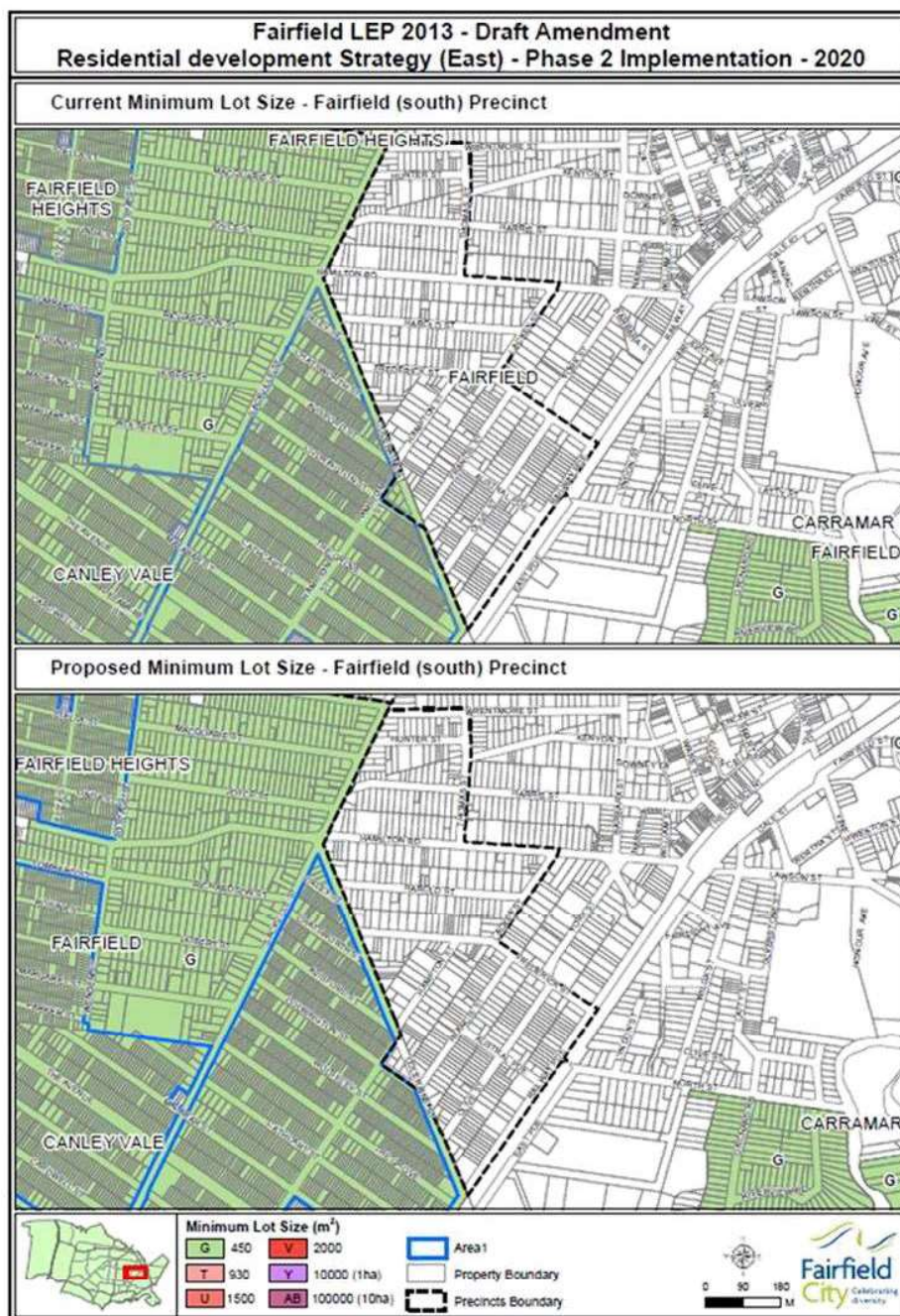
### Current and Proposed Lot Size





## 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, Fairfield Heights, Fairfield East and Villawood



## 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, Fairfield Heights, Fairfield East and Villawood





## 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, Fairfield Heights, Fairfield East and Villawood



**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, Fairfield Heights, Fairfield East and Villawood

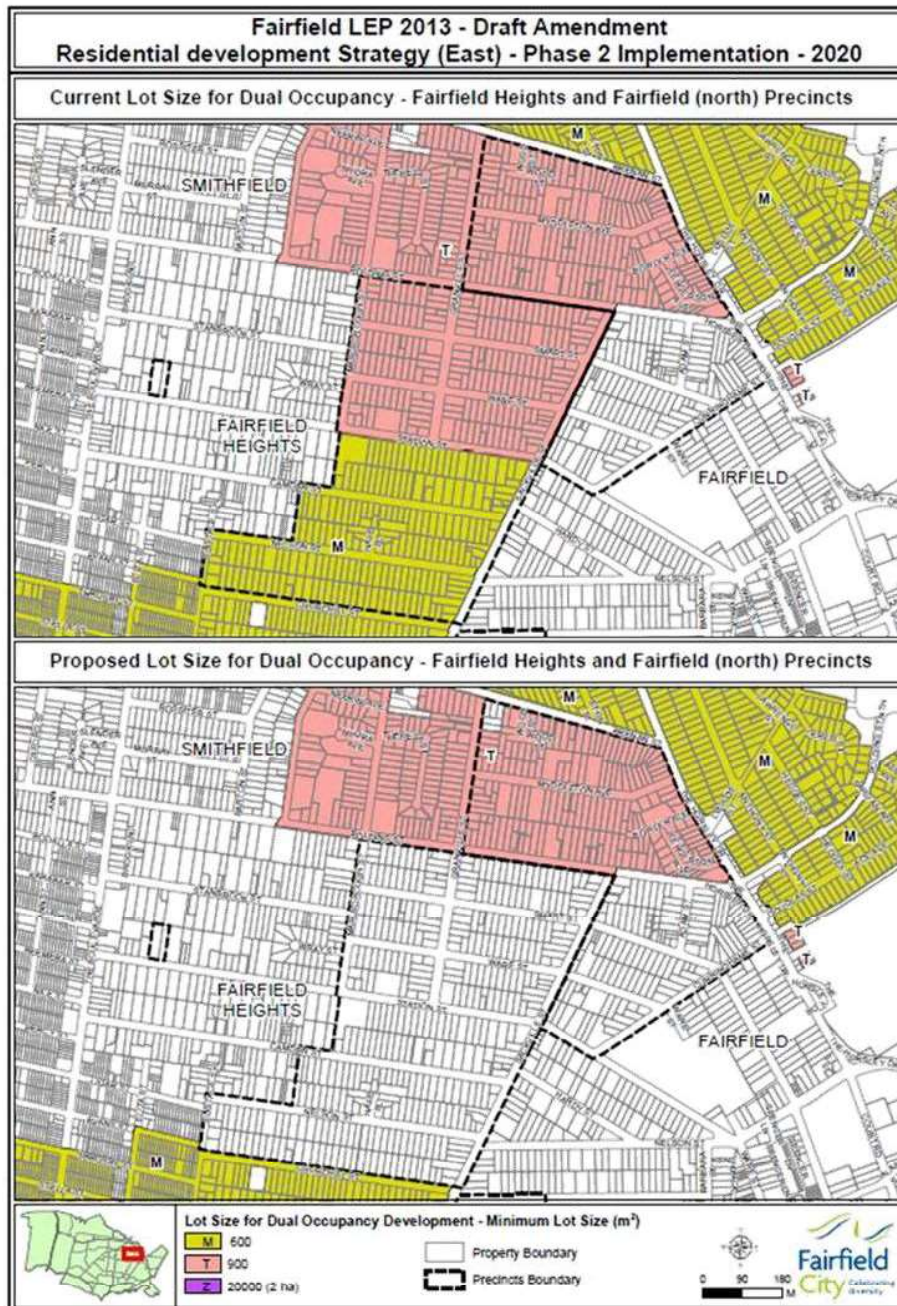
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## **Appendix A.6**

### **Current and proposed Lot Size for Dual Occupancy Development**

## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

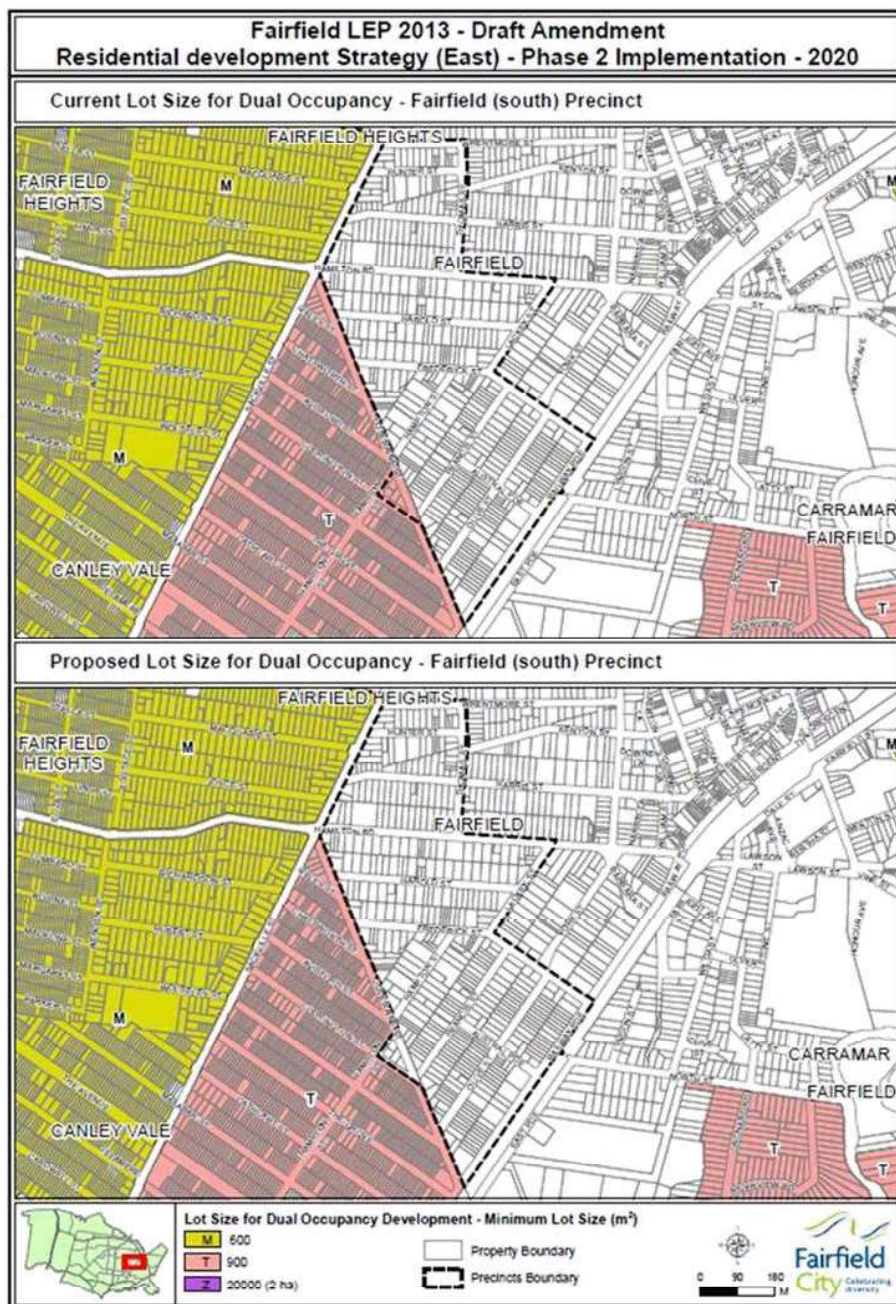
Residential density increase for precincts in Fairfield, Fairfield Heights, Fairfield East and Villawood with associated residential to public recreation rezoning in Fairfield, Fairfield Heights, Fairfield East and Villawood



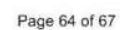


## Planning Proposal - Amendment to Fairfield Local Environmental Plan 2013

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



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





## 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, Fairfield Heights, Fairfield East and Villawood



**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, Fairfield Heights, Fairfield East and Villawood

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**Appendix B.1  
Council Report – 28 July 2015**

See separate attachment

**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, Fairfield Heights, Fairfield East and Villawood

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## **Appendix C.1**

### **Fairfield City Residential Development Strategy**

See separate attachment

## Ordinary Council



## MINUTES

**DATE OF MEETING:** 28 July 2015

**LOCATION:** Council Chambers

**TIME:** 7.07pm

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**Ordinary Council  
Minutes**

Meeting Date: 28 July 2015

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**MEETING 1450**Administration Centre, WAKELEY

**MINUTES OF THE MEETING OF COUNCIL OF THE CITY OF FAIRFIELD HELD IN THE COUNCIL CHAMBERS AT THE ADMINISTRATION CENTRE, AVOCA ROAD, WAKELEY ON 28 JULY 2015 AT 7.07PM.**

**PRESENT:**

His Worship Mayor Carbone.

Councillors Barcha, Bennett, Karajcic, Khoshaba, Le, Molluso (arrived 7.10pm), Saliba, Tran, White and Yeung.

Also in attendance were the City Manager, Director Community Outcomes, Director Corporate Governance, Group Manager Corporate Services, Group Manager City & Community Development, Group Manager Place & Infrastructure Operations, Group Manager Community Life & Information Management, Group Manager Public Health and Environment, Chief Financial Officer/Group Manager Integrated Planning & Reporting, Manager Governance and Legal, Manager Communications & Marketing, IT Help Desk & Support Officer (G Joseph), Civic Attendant and Committee Clerk (L Kalatzis and A Seraglio).

The State Member for Prospect (Dr Hugh McDermott) and the State Member for Fairfield (Guy Zangari) were also in attendance to discuss their positions on the Council amalgamation options under the NSW Government Fit for the Future process.

**National Anthem**

All present, stood for the National Anthem.

**Councillor Molluso arrived (7.10pm) to the meeting.**

**Acknowledgement of Traditional Custodians**

The Mayor acknowledged the Cabrogal of the Darug nation, the traditional custodians of the land upon which the meeting was held. He acknowledged their elders, past and present, and other Aboriginal people present.

**Prayer**

The Prayer was read by Councillor Khoshaba.



**Ordinary Council  
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Meeting Date: 28 July 2015

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A division was taken with the following results:

**Aye****Nay**

Mayor Carbone  
Councillor Barcha  
Councillor Bennett  
Councillor Karajcic  
Councillor Khoshaba  
Councillor Le  
Councillor Molluso  
Councillor Saliba  
Councillor Tran  
Councillor White  
Councillor Yeung

Total=(11)

Total=(0)

**CARRIED UNANIMOUSLY****REPORT BY CHAIRMAN OF THE OUTCOMES COMMITTEE - 14 JULY 2015**

**PROCEDURAL MOTION:** (White/Barcha)

That Item 90 be dealt with in conjunction with Supplementary Item 105.

**CARRIED UNANIMOUSLY**

**90** Residential Development Strategy East - Phase 2 Implementation - Recommended  
& Upzoning of Residential Land  
**SUP** File Number: 13/07278  
**105:**

Councillor	Type of Interest	Nature of Interest	Action Taken/ Explanation Given
Mayor Carbone	Pecuniary	A relative has an interest in this area and although it is unlikely to have any impact, given the character, I won't take part in this item.	Mayor Carbone left and took no further part in debate or discussion.
Yeung	Significant Non-Pecuniary	I have a business client who owns a property in this area but won't take part in this decision.	Councillor Yeung left and took no further part in debate or discussion.

**Mayor Carbone vacated (8.12pm) the Chair and left the meeting.**

**Deputy Mayor, Councillor Khoshaba assumed (8.12pm) the Chair.**

**Ordinary Council  
Minutes**

Meeting Date: 28 July 2015

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**Councillor Yeung left (8.14pm) the meeting.**

**Councillor Bennett left (8.16pm) and returned (8.18pm) to the meeting.**

**MOTION:** (White/Barcha)

That Council:

1. Endorse the preparation of a Planning Proposal, as per Attachment D of the report (Item 105) and as necessary be amended so that it be consistent with the following decisions, to amend Fairfield Local Environmental Plan (LEP) 2013 in relation to:
  - 1.1 Fairfield:  
Rezone R3 Medium Density Residential land in the vicinity of Fairfield Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps.
  - 1.2 Fairfield Heights:  
Rezone the land in the Fairfield Heights precinct to the west of Sackville Street to Zone R3 Medium Density Residential and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps.
  - 1.3 Fairfield East:
    - 1.3.1 Rezone R3 Medium Density Residential land in the vicinity of Fairfield, Fairfield East Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps; and
    - 1.3.2 Rezone R2 Low Density Residential to Zone R3 Medium Density Residential land in Fairfield East and amend associated Lot Size and Lot Size for Dual Occupancy Development Maps; and
    - 1.3.3 Rezone Council owned land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps.
  - 1.4 Villawood:  
Rezone R3 Medium Density Residential land in the vicinity Villawood Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps.

**Ordinary Council  
Minutes**

Meeting Date: 28 July 2015

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2. Refer the Planning Proposal included in Attachment B of the report (Item 105), to the NSW Department of Planning and Environment (NSW DP&E) requesting a Gateway Determination and that the Planning Proposal be placed on public exhibition in accordance with the consultation strategy detailed in the report (Item 105) and the conditions set out in the Gateway Determination.
3. In requesting the Gateway Determination, advise NSW DP&E that it seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 23 of the Environmental Planning and Assessment Act 1979 [EP&A]). The delegated functions will be undertaken by the Group Manager City and Community Development who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.
4. Receive a report following the public exhibition of the Planning Proposal.
5. Receive further reports on urban infill issues in Cabramatta and Integrated Parking Strategy for the City.

A division was taken with the following results:

**Aye****Nay**

Councillor Barcha  
Councillor Bennett  
Councillor Karajcic  
Councillor Khoshaba  
Councillor Le  
Councillor Molluso  
Councillor Saliba  
Councillor Tran  
Councillor White

Total=(9)

Total=(0)

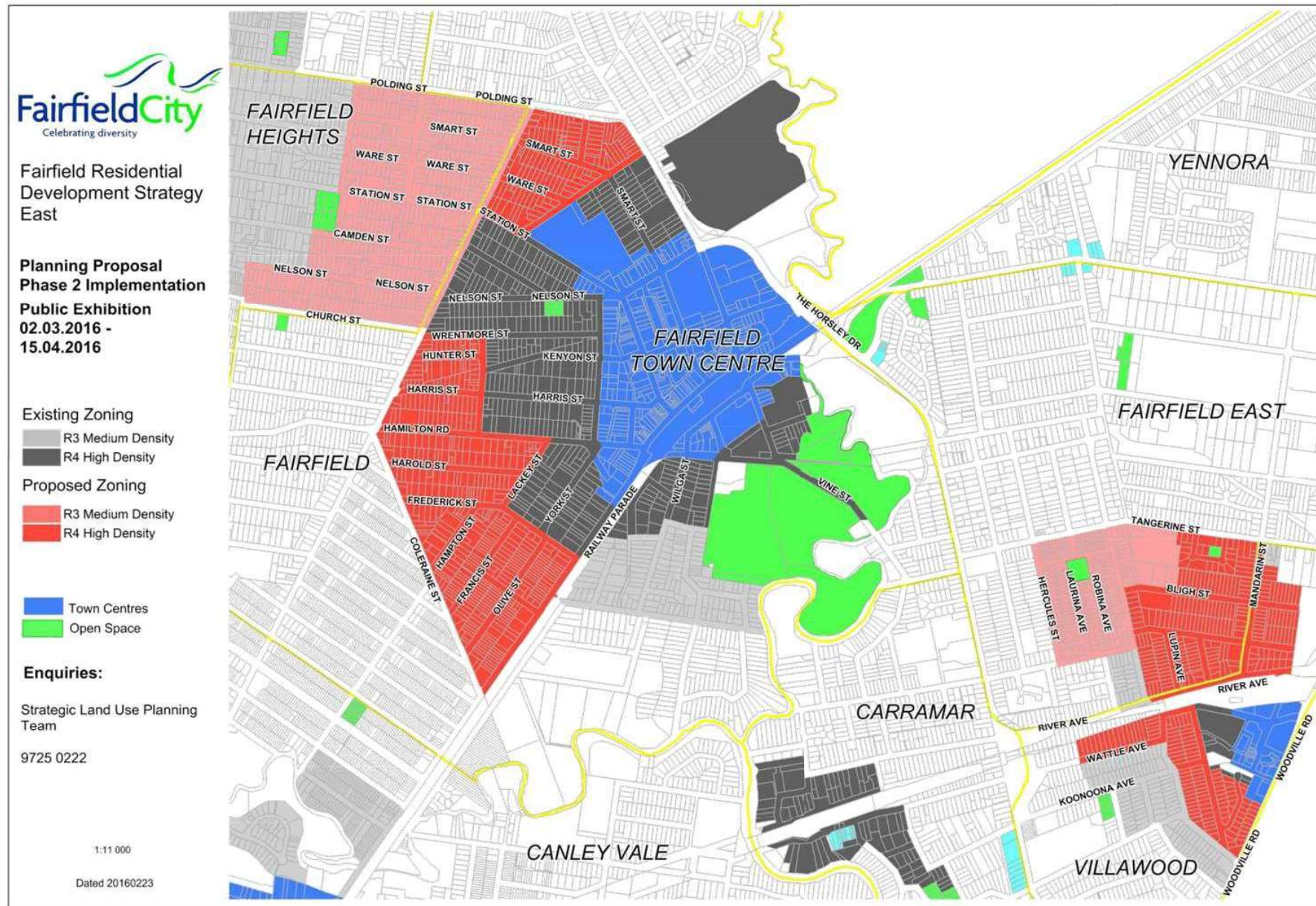
**CARRIED UNANIMOUSLY**

Councillor Yeung returned (8.16pm) to the meeting.

Due to the large public gallery that was present for this item, the Deputy Mayor read aloud the decision that the Council had taken.

Mayor Carbone returned (8.20pm) to the meeting and resumed Chair.









Mr Alan Young  
City Manager  
Fairfield City Council  
PO BOX 21  
Fairfield NSW 1860

Contact: Georgina Ballantine  
Phone: 9860 1568  
Email: georgina.ballantine@planning.  
nsw.gov.au  
Our ref: 15/14601  
Your ref: 15/13681

Attention: Edward Saulig

Dear Mr Young

**Re: Planning Proposal for residential density increase in 6 precincts at Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated rezoning from residential to public recreation in East Fairfield**

I am writing in response to Council's letter dated 3 September 2015 requesting a Gateway Determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend the Fairfield Local Environmental Plan 2013 to increase residential density in 6 precincts at Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated rezoning from residential to public recreation in East Fairfield.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

Plan making powers were delegated to councils in October 2012. I have considered the circumstances of the planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

I have also agreed that the planning proposal's inconsistency with Section 117 Direction 2.3 Heritage Conservation and Direction 4.1 Acid Sulfate Soils is of minor significance. No further approval is required in relation to this Direction.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under Section 57(2) of the Act, I am satisfied that the planning proposal, when amended as required by the Gateway Determination, is in a form that can be made available for community consultation.

The amending Local Environmental Plan is to be finalised within 12 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

Department of Planning & Environment  
23-33 Bridge Street Sydney NSW 2000 | GPO Box 39 Sydney NSW 2001 | T 02 9228 6111 | F 02 9228 6455 |  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)



The State Government is committed to reducing the time taken to complete plans by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under Section 54(2)(d) of the Environmental Planning and Assessment Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Georgina Ballantine, of the Metropolitan Region (Parramatta) office of the Department of Planning and Environment on 9860 1568.



*February 2016*

Acting Executive Director  
Regions  
Planning Services



## Gateway Determination

**Planning Proposal (Department Ref: PP\_2015\_FAIRF\_003\_00):** to increase residential density in 6 precincts at Fairfield, Fairfield Heights, Fairfield East and Villawood, with associated rezoning from residential to public recreation in East Fairfield.

I, the Executive Director, Regions, as delegate of the Greater Sydney Commission, have determined under Section 56(2) of the Act, that an amendment to the Fairfield Local Environmental Plan 2013, to facilitate the above proposal, should proceed subject to the following conditions:

1. Prior to exhibition the planning proposal should be updated to address consistency with 'A Plan for Growing Sydney' which was adopted by the State Government in December 2014.

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

(a) the planning proposal must be made publicly available for a minimum of 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 publicly available along with planning proposals as identified in Section 5.5.2 of A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the Environmental Planning & Assessment Act 1979 and/or to comply with the requirements of relevant Section 117 Directions:

- Endeavour Energy
- Jemena
- Office of Environment and Heritage - Flooding Division
- Office of Environment and Heritage – Heritage Division
- Roads and Maritime Services
- Sydney Water
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the 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 Environmental Planning & Assessment Act 1979. 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).



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



**Acting Executive Director  
Regions  
Planning Services**

As delegate of the Greater Sydney  
Commission

*7 February 2016*



