

# Outcomes Committee



## AGENDA

<b>DATE OF MEETING:</b>	14 July 2015
<b>LOCATION:</b>	Lunch Room
<b>TIME:</b>	6.30pm

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## OUTCOMES COMMITTEE

Meeting Date 14 July 2015

Item Number. 90

**SUBJECT:** Residential Development Strategy East - Phase 2 Implementation - Recommended Upzoning of Residential Land

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**FILE NUMBER:** 13/07278

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**PREVIOUS ITEMS:** 102 - Residential Development Strategy East - Phase 2 Implementation - Response to Submissions - Outcomes Committee - 12 August 2014

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**REPORT BY:** Edward Saulig, Strategic Land Use Planner; Andrew Mooney, Coordinator Strategic Planning

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### RECOMMENDATION:

That Council:

1. Endorse the preparation of a Planning Proposal, as per Attachment B of the report, 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 R2 Low Density Residential land in Fairfield Heights to Zone R4 High Density Residential and amend associated Floor Space Ratio, Building Height, 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

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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.

2. Refer the Planning Proposal, included in Attachment B of the report, to the NSW Department of Planning and Environment (NSW DP&E) requesting a Gateway Determination and that the Planning Proposal be placed on public exhibition in accordance with the consultation strategy detailed in the report and the conditions set out in the Gateway Determination.
3. 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.

**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:

**AT-A** Results of Community Survey  
**AT-B** Planning Proposal - RDS East

6 Pages  
51 Pages

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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 response to housing targets identified by the State Government, investigations have been carried out into increased residential densities in the eastern part of the City including Fairfield, Fairfield Heights, Fairfield East, Villawood and Cabramatta. In September 2014 community consultation was carried out in Fairfield, Fairfield Heights, Fairfield East and Villawood to gauge opinion about possible rezoning of land for medium and high density housing.

The overall survey results for the various precincts generally indicate a balanced response from those supporting a change of zoning to those against that warrants formal preparation of a planning proposal.

The recommendations to this report facilitate preparation of a planning proposal to rezone various precincts in the eastern part of the City for higher density housing. This process will involve formal consultation with residents as part of the decision about whether to proceed with higher density housing areas close to public transport, services and facilities.

This report also examines issues related to the potential for increased residential densities in and surrounding the Cabramatta Town Centre. The results of recent investigations indicate constraints to increased densities and that a 'blanket' rezoning approach is not appropriate. Rather further planning/traffic management criteria need to be developed to guide future development in the area. In addition this report outlines the approach for developing an integrated car parking strategy for the City.

**BACKGROUND**

Under implementation of Phase 1 of the Fairfield Residential Strategy (RDS) and Fairfield Local Environmental Plan (LEP) 2013, Council endorsed rezoning of land for higher density housing around Canley Heights and Villawood. In August 2014, Council considered a report on proposals for Phase 2 of the draft Fairfield Residential Strategy East 2009 (RDSE) for further rezoning of land for medium and high density housing around Fairfield, Fairfield Heights, Fairfield East and Villawood Town Centres.

Together Phase 1 and 2 establish a framework for helping to deliver additional housing in the City and address current housing targets (24,000 for Fairfield City by 2031) contained in the Sydney Metropolitan Strategy and associated draft Sub Regional Strategies.

In October 2010, Council resolved not to proceed with an LEP amendment proposing increased residential densities in and around the Cabramatta Town Centre. This resolution was in response to advice received from the Roads and Maritime Service (RMS) that Council needed to prepare a Transport Management and Accessibility Plan (TMAP) Study that clarified the implications of increased densities for road infrastructure and car parking improvements in the area.



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The following report provides an evaluation of issues relating to increased residential densities in various precincts in the eastern half of the City including issues and approach for achieving potential increased densities in and surrounding Cabramatta Town Centre in light of the findings of the recently completed TMAP Study.

### **RESULTS OF COMMUNITY SURVEY - OVERVIEW**

After considering the report on the draft RDSE, the August Outcomes Committee resolved to undertake a survey of land owners in Fairfield, Fairfield Heights, Fairfield East and Villawood Town Centres regarding the rezoning proposals for increased residential densities. The consultation strategy included;

- A total of 1422 surveys were sent to landowners in the areas affected by the rezoning proposals.
- A separate notification letter was sent to approximately 700 landowners adjoining potential upzoning areas.
- Drop-in sessions to talk to Council staff at Fairfield Library and Council Administration Centre
- Public notices in the local newspaper regarding the RDSE proposals
- Information and articles on Council's website 'Have your Say', Citylife and Council Facebook.

Results from the survey are included in Attachment A to this report, in summary the combined key results for the survey were as follows;

- A total of 317 surveys were returned. This represents a response rate of 22% and is a high rate of return for a mail out survey.
- 160 (51%) of the responses indicated support for high density housing.
- 52 (16%) of the responses indicated support for just medium density housing
- 104 (33%) of the responses said no to both high and medium density housing options.
- In Fairfield East, where the least interest was achieved in the survey result with a return rate of 15%, the area where medium density is proposed is existing medium density housing developed on the former Fairfield East Department of Housing estate in the late 1990's/early 2000's.

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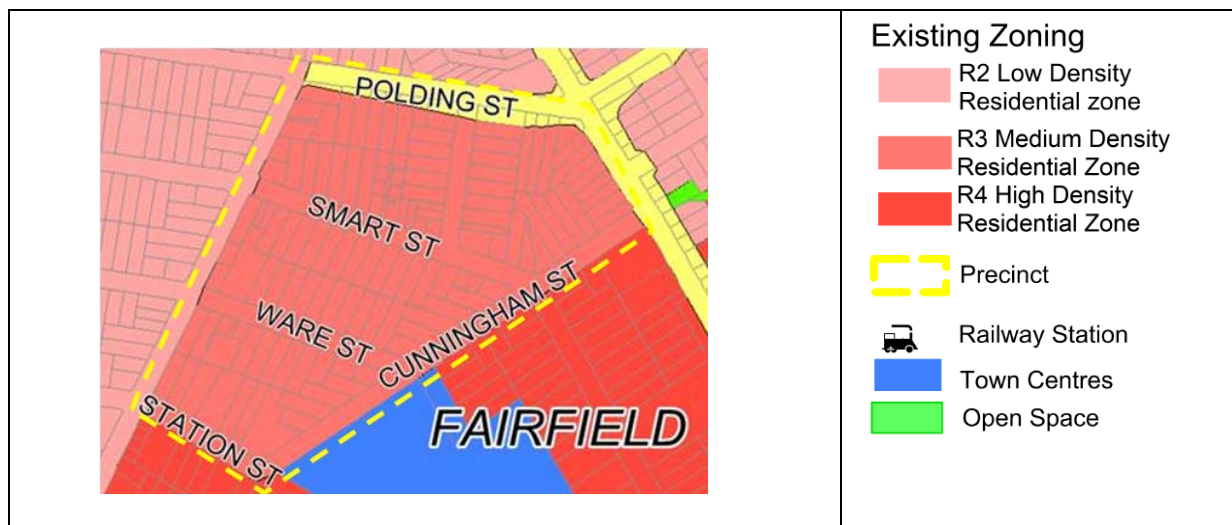
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### EVALUATION OF OPTIONS

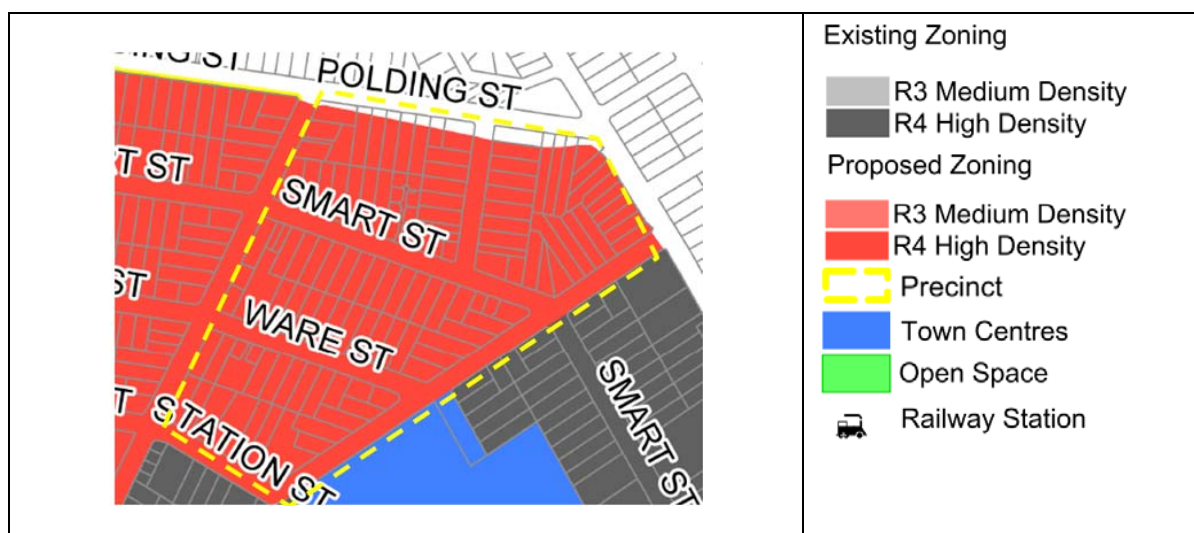
#### Fairfield Precincts

The areas proposed to be rezoned for increased residential densities in the suburb of Fairfield are shown in the following images

##### Northern Precinct - Existing zoning



##### Northern Precinct – Proposed Zoning

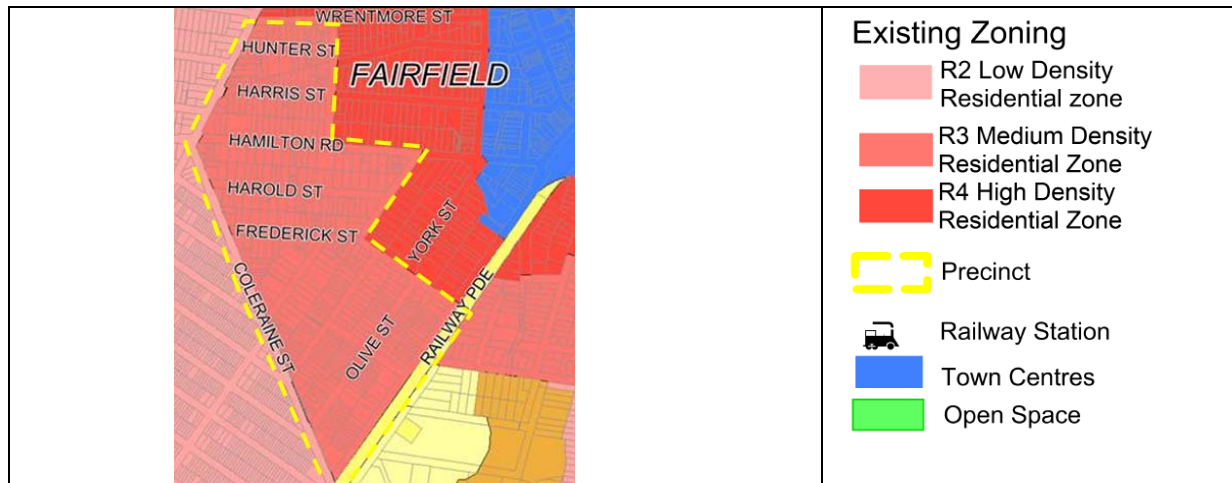


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### Southern Precinct – Existing Zoning



### Southern Precinct – Proposed Zoning



### **Fairfield Precincts – Merits of Increased Residential Density**

The area proposed to be rezoned R4 High Density in both of the above precincts is currently zoned R3 – Medium Density Residential under Fairfield LEP 2013. The eastern edge of the north and south precinct directly adjoins existing land zoned R4 and R4/B4 – Mixed Use Development respectively and has close proximity to the Fairfield Town Centre.

These areas have good access to public transport (rail) and other services. The age of a significant proportion of the housing stock (30-40+ years) and size of allotments (particularly in the northern precinct) lends these areas to future urban renewal for the higher density residential development.

It is noted the southern precinct contains a number of narrow lots which have undergone redevelopment for terrace style housing as well as some sites containing townhouse and villa development. In this regard the proposal to rezone the area for higher density housing creates the opportunity to encourage provision of housing diversity in close proximity to the Fairfield Town Centre.

### **Fairfield Precincts – Results of Community Survey**

The full results of community survey for the Fairfield Precincts are included in Attachment A. In summary the key results were as follows;

- 60 responses indicated YES to rezoning for both medium and high density housing
- 40 responses indicated NO to rezoning for both medium and high density housing

Based on the above there is generally positive support for further consideration of increased housing densities in the area.

### **Fairfield Precincts – Written Submissions**

The following written submissions were received during the community survey process.

#### Fairfield City Chamber of Commerce

- *Support increased density around Fairfield Town Centre.*
- *Density should also be increased in the Fairfield town centre, with a need to re-evaluate development standards of maximum height, floor space ratio as well as the minimum car parking rates.*

#### Planning Comment:

The issue of re-evaluating the development standards within the Fairfield Town Centre is beyond the scope of this report. The request can be taken on notice and incorporated into the consideration a future strategic planning work program.

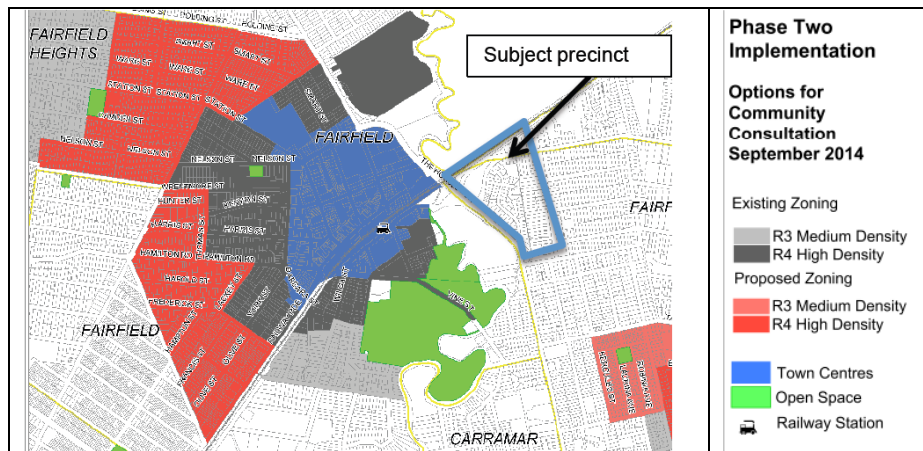
#### Wynne Planning Consultant on behalf of landowner at Fairfield Street, Fairfield

- *Contends that a number of the areas identified for upzoning are small lots in fragmented ownership that are unlikely to redevelop in the future, effectively reducing their real potential*
- *Seeks the investigation of upzoning a precinct located to the east of Fairfield Town Centre from Zone R2 Low Density Residential to Zone R4 High Density Residential.*

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**Source**  
Wynne Planning  
Consultant

- *Contends that the proposed Zone R4 High Density Residential within the subject precinct;*
  - *Is consistent with a similar approach to proposed rezoning of other precincts.*
  - *Suitable for high density residential rezoning as it is close to services and facilities, frequent public transport, railway station, open space, and allows future residents to walk to Fairfield Town Centre.*
  - *aligns with Council's long-term plan that will allow more people to live around town centres and areas that have good public transport and are close to railway stations' as stated in the Residential Development Strategy.*
- *Advises that if the precinct remains under its current low density residential zone, locally and regionally appropriate redevelopment will be prevented due to the restrictive land use table that does not allow residential flat uses*
- *Contends more opportunity for affordable housing options through the use of the SEPP Affordable Rental Housing 2009 within the additional upzoned precinct.*

### Planning Comment:

The above precinct referred to in the Wynne Planning submission is affected by low and medium risk mainstream flooding. Currently there are three flood studies that apply to the subject precinct: Prospect Creek Mainstream Flood Study, Burns Creek Mainstream Flood Study, and the Old Guildford Overland Flood Study). The Burns Creek and Old Guildford flood studies are currently being updated and combined into one study with results due in August 2015.

Low and medium flood risk does not preclude higher density housing, however flood modelling will need to occur to assess the cumulative impact of development. Further, the precinct is constrained by flood risk from the drainage channel (Stimson Creek) that results in properties being affected with partial high, medium and low flood risk.

A revised detailed flood study will identify where the boundaries between flood risk levels are located and the viability of redevelopment depending upon the degree of high flood risk. Whilst the subject precinct is within walking distance to services, facilities, public transport, Fairfield railway station, recreation and open space, the degree to which flooding impacts upon the viability of development needs to be assessed in detail.



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In this regard, Council would not be in a position to investigate the scope for increased residential densities in the above area until flooding issues in the above Catchment have been resolved. In addition under any future investigations relating to the RDS the suitability above precinct would need to be weighed up against other alternatives and locations of the City for increased residential densities.

### RECOMMENDATION - Fairfield

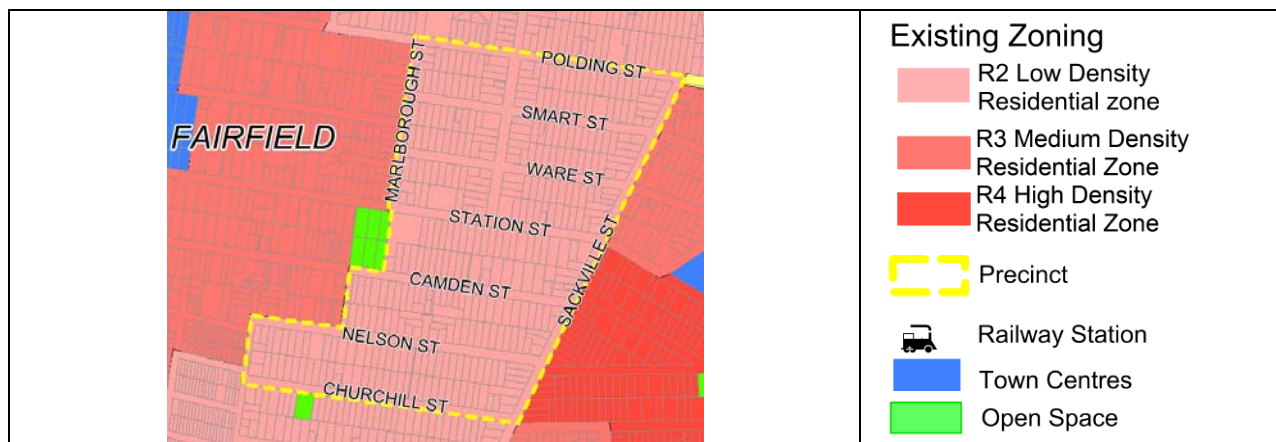
In light of the above evaluation it is recommended that Council:

- **Rezone R3 Medium Density Residential land in the vicinity of Fairfield Town Centres to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps**

### FAIRFIELD HEIGHTS PRECINCT

The areas proposed to be rezoned for increased residential densities in the suburb of Fairfield Heights are shown in the following images.

#### Fairfield Heights – Existing Zoning



#### Fairfield Heights – Proposed Zoning



**Fairfield Heights - Merits of Increased Residential Density**

The above precinct is currently zoned R2 – Low Density Residential under Fairfield LEP 2013 and the proposed up zoning effectively represents the extension of the proposed new R4 – High Density precincts adjoining Fairfield Town Centre (above).

The area is characterised by a large number of older housing stock on larger allotments. The area has good access to both Fairfield and Fairfield Heights Town Centres and there is scope to promote/relocate the proposed a strategic bus route (between Fairfield Town Centre and Wetherill Park industrial area– via Prairiewood) centrally through these areas to enhance access to nearby centres/employment areas of the City. The site includes good provision of existing open space (9,000m<sup>2</sup>) in the form of an existing Council park located between Camden and Station Streets.

**Fairfield Heights Precinct - Results of Community Survey**

The full results of community survey for the Fairfield Precinct are included in Attachment A. In summary the key results were as follows;

- 37 responses indicated YES to rezoning for both medium and high density housing
- 34 responses indicated NO to rezoning for both medium and high density housing

The yes and no responses for this precinct are relatively even. However it is recommended that Council proceed with the proposal to rezone land for higher density housing in the precinct as this will provide an opportunity for further community consultation on this issue.

**Fairfield Heights Precinct - Written Submissions**

The following written submissions were received during the community survey process.

Property Owner Marlborough Street, Smithfield

- *Supports Council's decision not to proceed with upzoning north of Polding Street*

Planning Comment:

The precinct excluded from implementation lacked open space, access to services and no longer linked to a high density corridor that was proposed to be anchored at Fairfield Heights along Polding Street.

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### RECOMMENDATION - Fairfield Heights Precinct

In light of the above evaluation it is recommended that Council:

- **Rezone R2 Low Density Residential land in Fairfield Heights to Zone R4 High Density Residential and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps**

### FAIRFIELD EAST PRECINCT

The areas proposed to be rezoned for increased residential densities in the suburb of Fairfield East are shown in the following images

#### Fairfield East – Existing Zoning



#### Fairfield East – Proposed Zoning





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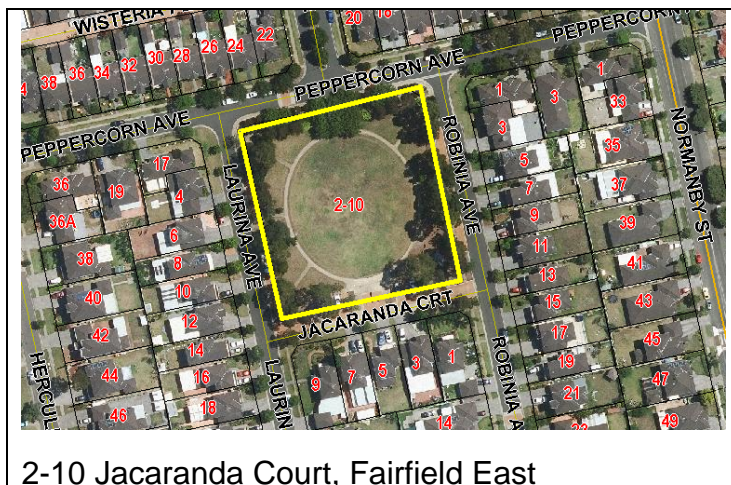
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### Fairfield East - Merits of Increased Residential Density

The land proposed to be rezoned from R2 low density to R3 medium density includes existing townhouse and villas associated with the former housing estate east of Hercules Street redeveloped in the early 2000s, while the area proposed to be rezoned R4 immediately to the north of Villawood Station is currently zoned R3.

The age of housing stock and allotment sizes in these areas suits future urban infill development. In addition these areas also have good proximity and pedestrian access to the Villawood Town Centre and Railway Station.

It is noted that the parcel of open space (area 4,400m<sup>2</sup>) in Council's ownership is located at 2-10 Jacaranda Court, Fairfield East (below) at the northern end of Laurina Ave and is currently zoned R2 – Low Density. The parcel previously supported housing but was converted to open space and dedicated to Council under redevelopment of the former State Government housing estate in the area in the early 2000's.



2-10 Jacaranda Court, Fairfield East

Under preparation of the planning proposal for the RDS East it is recommended that the above land be zoned RE1 – Public Recreation to make the zoning of this land consistent with its current use and highlight its function in helping to address open space requirements for the precinct.

### Fairfield East Precinct - Results of Community Survey

The full results of community survey for the Fairfield Precinct are included in Attachment A. In summary the key results were as follows;

- 14 responses indicated YES to rezoning for both medium and high density housing
- 17 responses indicated NO to rezoning for both medium and high density housing

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The yes and no responses for this precinct are relatively even. However it is recommended that Council proceed with the proposal to rezone land for higher density housing in the precinct as this will provide an opportunity for further community consultation on this issue.

### Fairfield East Precinct - Written Submissions

The following written submissions were received during the community survey process.

#### Hume Community Housing

- *Advises that within the Fairfield local government area there is strong and growing demand for a range of housing types, particularly higher density development comprising one and two bedroom dwellings.*
- *Informs that a review of Hume Housing's property portfolio indicates some properties fall within and just outside of proposed land use zoning changes.*
- *Generally supports medium and high density residential zones proposed by Council in a number of precincts in the eastern part of the City.*
- *Seeks support for medium density housing on a number of individual sites located in Loftus Street, Fairfield East; Sinnott Street, Villawood; Tangerine Street, Fairfield East and higher density in Kirrang Avenue, Villawood on the basis of being in close proximity to existing and proposed R4 High Density Residential Zone, it is within 800 metre of Villawood railway Station, local centre and open space.*
- *Requests that development standards including building height and floor space ratios that apply to medium density development do not compromise one or two bedroom dwellings being achieved on site.*
- *Requests that any lot amalgamation requirement for higher density residential development do not result in assets becoming isolated sites or force acquisition of adjoining properties to permit development.*

#### Planning Comment:

The current proposals before Council represents a staged approach to increasing densities around town centres and railway stations, with other potential precincts identified in later stages. It is important to first provide opportunities for the redevelopment of areas that have stronger accessibility to public transport and facilities.

The individual sites referred to by Hume housing are outside the precincts covered by the current investigations into increased housing densities and at this stage not considered suitable for consideration of increased housing density.

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There are no proposed changes to development standards within the Fairfield LEP 2013 or development controls within the Citywide DCP 2013 as part of the upzoning/Planning Proposal process. There is no minimum lot width requirement for residential flat buildings, with examples of smaller sites having been developed according to density and development control requirements.

In practice, during the development assessment stage of proposals that may result in an isolated site proponents are required to demonstrate that adjoining property owners have been approached about the possibility of consolidating sites.

### **RECOMMENDATIONS - Fairfield East Precinct**

- **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; and**
- **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**
- **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.**

## VILLAWOOD PRECINCT

The areas proposed to be rezoned for increased residential densities in the suburb of Fairfield are shown in the following images

### Villawood – Existing Zoning



### Villawood – Proposed Zoning



The area proposed to be rezoned R4 is currently zone R3 and comprises larger parcels of land in close proximity to the Villawood Town Centre and Railway Station. The entire precinct proposed to be rezoned for higher density housing is located within close walking distance (100-400 metres) of the town centre.

**Villawood Precinct - Results of Community Survey**

The full results of community survey for the Fairfield Precinct are included in Attachment A. In summary the key results were as follows;

- Total of 34 surveys returned
- 8 responses indicated YES to rezoning for both medium and high density housing
- 11 responses indicated NO to rezoning for both medium and high density housing

The yes and no responses for this precinct are relatively even. However it is recommended that Council proceed with the proposal to rezone land for higher density housing in the precinct as this will provide an opportunity for further community consultation on this issue.

**Villawood Precinct - Written Submissions**

The issues raised in the submission (above) from Hume Housing Corporation overlap with the proposals for Villawood and are dealt with under the planning comments under Fairfield East (above).

**RECOMMENDATIONS - Villawood Precinct**

- **Rezone R3 Medium Density Residential land in the vicinity of Villawood Town Centre to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps**

**CABRAMATTA TOWN CENTRE & SURROUNDING LOCALITY**

In October 2010 Council resolved not to proceed with rezoning land for increased residential densities in and around Cabramatta Town Centre until such time as a Transport and Accessibility Management Plan (TMAP) (required by the RMS) had investigated the need to upgrade road and car parking infrastructure in the area to accommodate the increased densities.

The TMAP has now been completed and the key issues realised in the investigations are highlighted below.

**Areas investigated and potential dwelling yields**

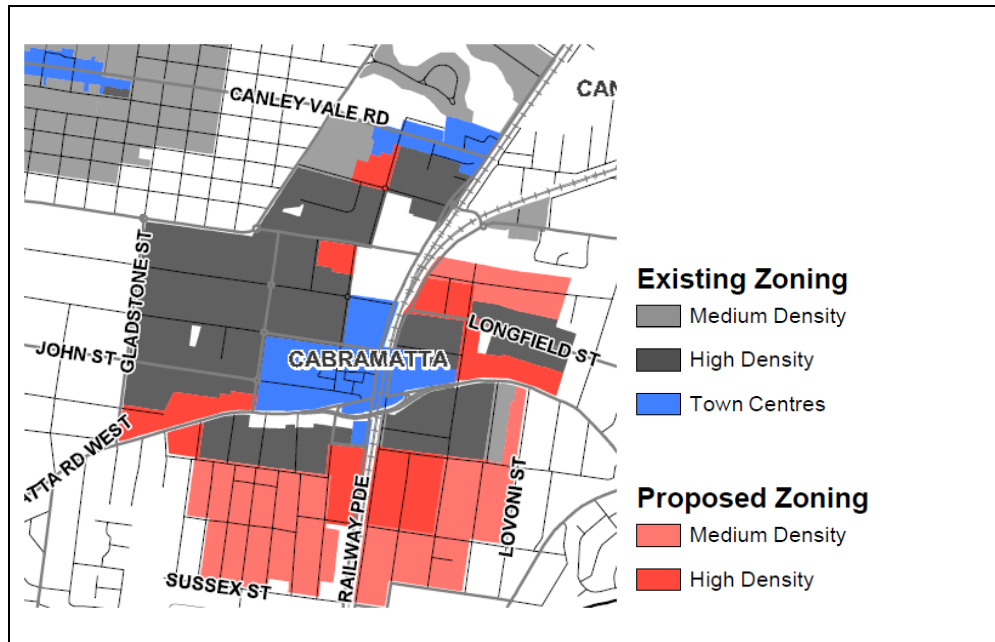
As well as incorporating potential increased residential densities within the Cabramatta Town Centre (as a result of increased height allowances up to 9 storeys) the investigations associated with the TMAP also incorporated increased densities associated from new medium and high density housing in the study area shown in the image below.

These areas were originally identified as part of previous investigations associated with the development of Councils draft Residential Development Strategy.

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The total number of additional dwellings generated under the above proposals was estimated at approximately 6,852 dwellings comprising;

Town Centre	= 2,435
Surrounding High Density	= 2,375
Surrounding Medium Density	= 2,042
Total	= 6,852 dwellings

### TMAP - Summary of Key Findings

The subsequent TMAP modelling yielded the following key recommendations to accommodate increased residential densities in the study area as follows

#### Upgrade of Intersections

West – Railway Parade and Bareena St (South of Canley Vale Road)  
West – Cabramatta Road West at Acacia St Intersection  
West – Hughes St area (Hughes St, Hill St & Dutton Lane, Hughes St & Park Street)  
East – Railway Parade and Bareena St (south of Canley Vale Rd)

#### Road Widening

Hughes St - upgrade to 2 lanes in both directions between Hill St and Railway Parade  
Railway Parade - upgrade to 2 lanes in both directions south of Canley Vale town centre to Cabramatta Rd West  
Hill St - provide additional south bound lane from Hughes St to Cabramatta Rd West.

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Cabramatta -  
Road West

Additional right turn to Hill St, widen southern side, additional right turn from east into Acacia St

### Car parking

If Council is to rezone the area and increase residential densities, the TMAP recommends the relocation of 50% of the existing car parking capacity of the Dutton Lane car park to the periphery of the Town Centre to accommodate a 10% increase in densities (685 dwellings) in the areas surrounding the Town Centre.

The purpose of this strategy is to reduce traffic congestion in the central core of the Cabramatta Town Centre in the event that increased densities are proposed in an LEP.

### **Evaluation of Options**

The above strategies for intersection upgrades, road widening and relocation of car parking have been estimated at a total cost of approximately \$30million. To gain a better understanding of these costs over time 4 levels of density were developed that highlight the scope of infrastructure improvements required and are shown in the following table:

<b>Traffic Infrastructure Works/Stage</b>	<b>Brief Description</b>	<b>Works Cost</b>
<u>No Change</u>	No change to density or development standards in and around Cabramatta	NIL
<u>Stage 1A</u>  (10% of densities = 685 dwellings)	To relocate 50% (326) of the capacity of the Dutton Lane car park to the periphery of the Town Centre, such as the Hill Street West car park.	Approx. \$17M
<u>Stage 1</u>  (40% of densities = 2,740 dwellings)	Stage 1 improvements would include: <ul style="list-style-type: none"><li>• signal phasing optimization</li><li>• signal timing optimisation,</li><li>• road network infrastructure improvements</li></ul>	Approx. \$24M (includes Stage 1A costs)
<u>Stage 2</u>  (80% of densities = 5,480 dwellings)	Stage 2 improvements would require: <ul style="list-style-type: none"><li>• Further signal phasing and timing optimization</li><li>• Further road network infrastructure improvements</li></ul>	Approx. \$30.5M (includes stage 1 costs)



**Viability of Infrastructure Improvements**

In short the extent and costs of road infrastructure and car parking changes identified in the TMAP study rule out the viability of implementing the full scope of proposed planning and zoning changes to increase housing densities in Cabramatta at this time.

It is noted that the scope of road infrastructure improvements includes upgrades to RMS controlled roads and intersections. In relation to this issue the RMS has provided written advice to Council that it has no plans or funding for improvements to the State controlled roads in the area.

The RMS response represents a significant obstacle for increased residential densities in and around the town centre. It is also clear that Council would need to rely on its own funding sources (developer contributions, general and parking revenues) to fund infrastructure improvements for roads/car parking facilities in its control.

However, the overall cost of the improvements and ability for Council to recoup money from Section 94 contributions or parking levies would represent an unreasonable burden on current and future development in the area and are not viable. This issue is also compounded by the extended time lines it would take for housing development to occur and it is likely to be many years before sufficient funds could be collected to undertake the full scope of required works.

**Economic Viability of Increased Densities**

The issue of time lags in recouping funds from s.94 contributions is compounded by the uncertainties in the economic viability for major housing redevelopment in the Cabramatta Town Centre and surrounding area as a result of;

- The costs of acquiring land compared to the returns from housing redevelopment in the area.
- The significant number of smaller sized, fragmented strata allotments in the area which represents an obstacle to achieving amalgamation of sites for redevelopment.
- The above factors combined mean there is generally a lack of economic incentive to redevelop sites for new housing in the area

Notwithstanding the above Council officers recognise that in future there is a need to accommodate change and scope for new housing in and around the Cabramatta Town Centre.

To this end Council officers propose to undertake further investigations (including seeking further advice from the RMS) to identify the scope for future urban infill development in and around the town centre without compromising the capacity of the current road network and minimises the need for major infrastructure improvements.



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This would include larger sites in the CBD however appropriate controls would be needed to determine the sites that may be suitable for spot rezonings. A further report will be referred to Council on this issue once the criteria and guidelines for future infill development in the area have been developed.

### INTEGRATED PARKING STRATEGY

The rezoning proposals contained in this report aim to maximise the opportunities for locating future higher density housing in the City in close proximity to public transport (particularly heavy rail) and services located in various town centres of the City.

The issue of increased housing densities and infill development also has a number of linkages to the need to address car parking issues generally for both individual residential sites and within the centres themselves (e.g. commuter carparking, existing Council and private car parks).

Council's current Delivery Program 2013-2017 includes the new initiative of developing an Integrated Parking Strategy for the City. The rezoning issues outlined in this report represent an important trigger for further investigations into an Integrated Parking Strategy.

In summary the scope of issues proposed to be investigated (but not limited to) include;

- Review Car Parking Concessions when providing car parking by way of Section 94 contributions. This current concession means that in certain town centres there is a 40% reduction if the carparking requirement is met by contributions rather than on-site provision.
- Review of existing car parking rates for various forms of development having regard to proximity to public transport facilities.
- Possible further expansion of car parks
  - Preference to extend existing car parks where possible
  - Fairfield Heights, Canley Heights, Canley Vale, Cabramatta, Fairfield Heights
- Advocacy for commuter car parking in particular locations (State Government responsibility to provide)
- Contribution Rates for car parking – whether increased rates should be linked to the Consumer Price Index (CPI) or maintained with the Producer Price Index (PPI).
- Special Events car parking requirements
- Greater enforcement of timed car parking

A further report on a proposed Integrated Parking Strategy will be referred to Council once further investigations have been carried out.

### WHERE TO NEXT

Subject to Council's endorsement to the recommendations to this report, the planning proposal included in Attachment B would be referred to the DP&E requesting a gateway determination.

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If the Department is satisfied with the contents of the Planning Proposal it is anticipated that Council would be issued with a gateway determination in approximately 2 months time authorizing public exhibition of the document.

Generally public exhibition is required for a minimum statutory period of 28 days and would involve;

- Letters to landowners both within and directly adjoining land proposed to be rezoned;
- Notice in the local newspaper;
- Publication of all relevant information on Council's website; and
- If the timing coincides with statutory public exhibition, information on the planning proposal will be included in a future edition of Council's newsletter CityLife.

It is likely that the gateway determination would require Council to undertake consultation with State Government Agencies and utility providers.

Following public exhibition a report would be referred back to Council for consideration of submissions received to public exhibition and results of consultation with the State Agencies and Utility providers.

In addition to the above, the recommendations to this report include a request being made to the Department for Council to exercise its delegation in the final steps in processing of the LEP for rezoning of the land. This includes the Group Manager of City Development and Community Services signing off on the LEP maps and written instrument to bring them into force.

### CONCLUSIONS

In September 2014 community consultation was undertaken in Fairfield, Fairfield Heights, Fairfield East and Villawood to gauge opinion to proposed rezoning of land for medium and high density housing. The overall survey results for the various precincts generally indicate a balanced response from those supporting a change of zoning to those against.

However it is considered that the relatively strong response in specific precincts in support of the proposed zoning changes for increased residential densities warrants formal preparation of a planning proposal.

This process will involve further formal consultation with the community under the provisions of the NSW Environmental Planning and Assessment Act and help Council to gauge community opinion on the proposed rezoning of land in the eastern parts of the City for higher density housing.

In light of road infrastructure issues in the Cabramatta Town Centre it is recommended that Council consider a further report on future urban infill development and increased housing densities in this area. It is also recommended that Council endorse the issues flagged in this report in relation preparation of an Integrated Parking Strategy for the City.

**OUTCOMES COMMITTEE**

**Meeting Date 14 July 2015**

**Item Number. 90**

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Edward Saulig  
**Strategic Land Use Planner**

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Andrew Mooney  
**Coordinator Strategic Planning**

**Authorisation:**

Manager Strategic Land Use Planning and Catchment Planning  
Group Manager City & Community Development

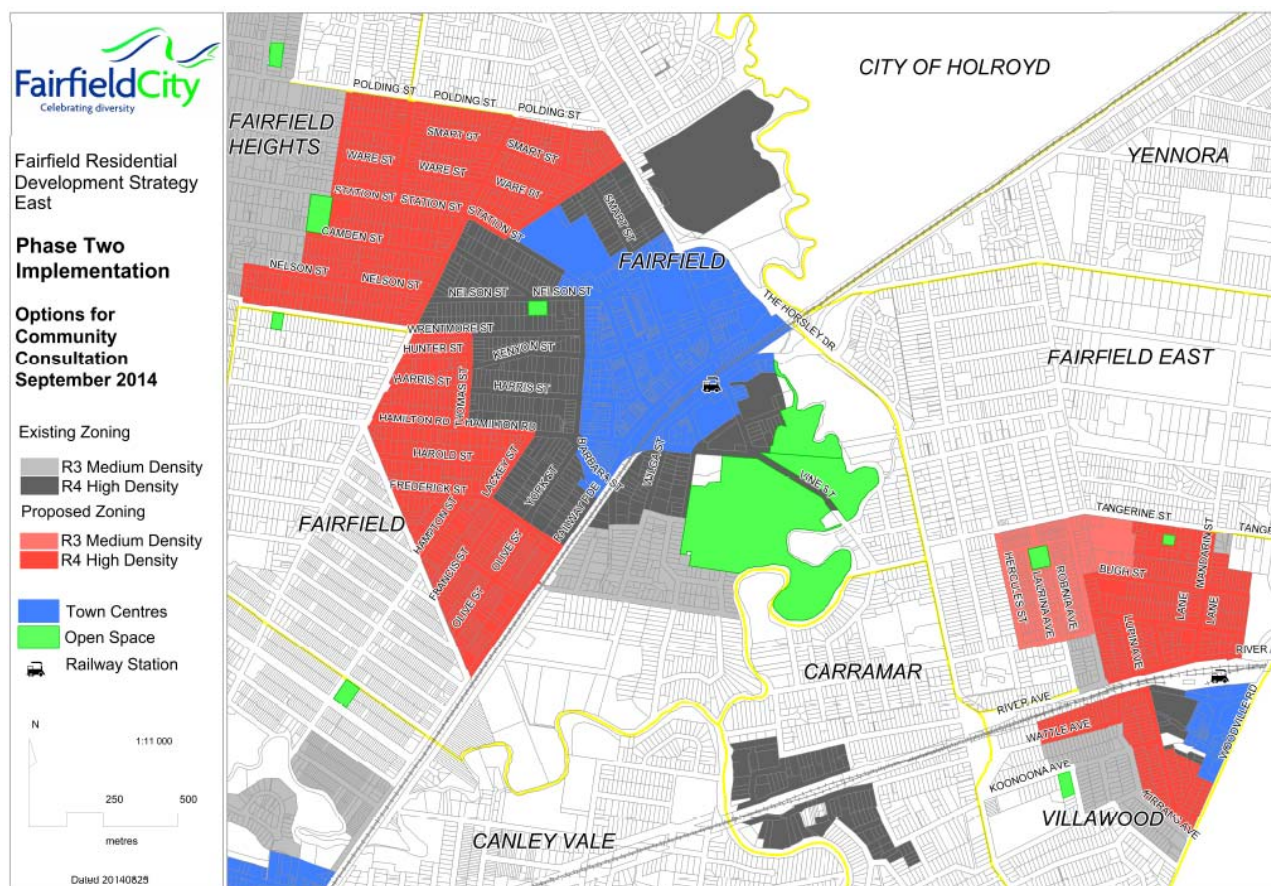
Outcomes Committee - 14 July 2015

File Name: **OUT140715\_3.DOC**

\*\*\*\*\* END OF ITEM 90 \*\*\*\*\*

## Community Survey Results – All Precincts

Precinct	Fairfield	Fairfield Heights	Fairfield East	Villawood	
Existing Residential Zoning	Medium	Low	Low/Medium	Medium	Total all precincts
Proposed Residential Zoning	High	High	Medium/High	High	
<b>YES to medium density</b>	<b>60</b>	<b>38</b>	<b>14</b>	<b>12</b>	<b>124</b>
<b>YES to high density</b>	<b>79</b>	<b>46</b>	<b>17</b>	<b>14</b>	<b>156</b>
<b>YES to both medium and high density</b>	<b>60</b>	<b>37</b>	<b>14</b>	<b>12</b>	<b>123</b>
<b>YES to medium density, NO to high density</b>	<b>18</b>	<b>13</b>	<b>13</b>	<b>8</b>	<b>52</b>
<b>NO to medium density, YES to high density</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>4</b>
<b>NO to medium density</b>	<b>42</b>	<b>34</b>	<b>17</b>	<b>11</b>	<b>104</b>
<b>NO to high density</b>	<b>41</b>	<b>34</b>	<b>17</b>	<b>11</b>	<b>103</b>
<b>NO to both medium density and high density</b>	<b>41</b>	<b>34</b>	<b>17</b>	<b>11</b>	<b>103</b>
Total Surveys Returned	140	95	47	34	



### Community Survey Results – Fairfield Precincts (east of Sackville Street)

Precinct	Fairfield
Existing residential density	Medium
Proposed residential density	High
<b>YES</b> to medium density	<b>60</b>
<b>YES</b> to high density	<b>79</b>
<b>YES</b> to medium & high density	<b>60</b>
<b>YES</b> to medium density, <b>NO</b> to high density	18
<b>NO</b> to medium density, <b>YES</b> to high density	0
<b>NO</b> to medium density	<b>42</b>
<b>NO</b> to high density	<b>41</b>
<b>NO</b> to medium density & high density	<b>41</b>
Total Surveys Returned	140





## Fairfield Residential Development Strategy East

### FAIRFIELD PRECINCTS



Precinct



Railway Station



Town Centres



Open Space

#### Existing Zoning



R3 Medium Density



R4 High Density

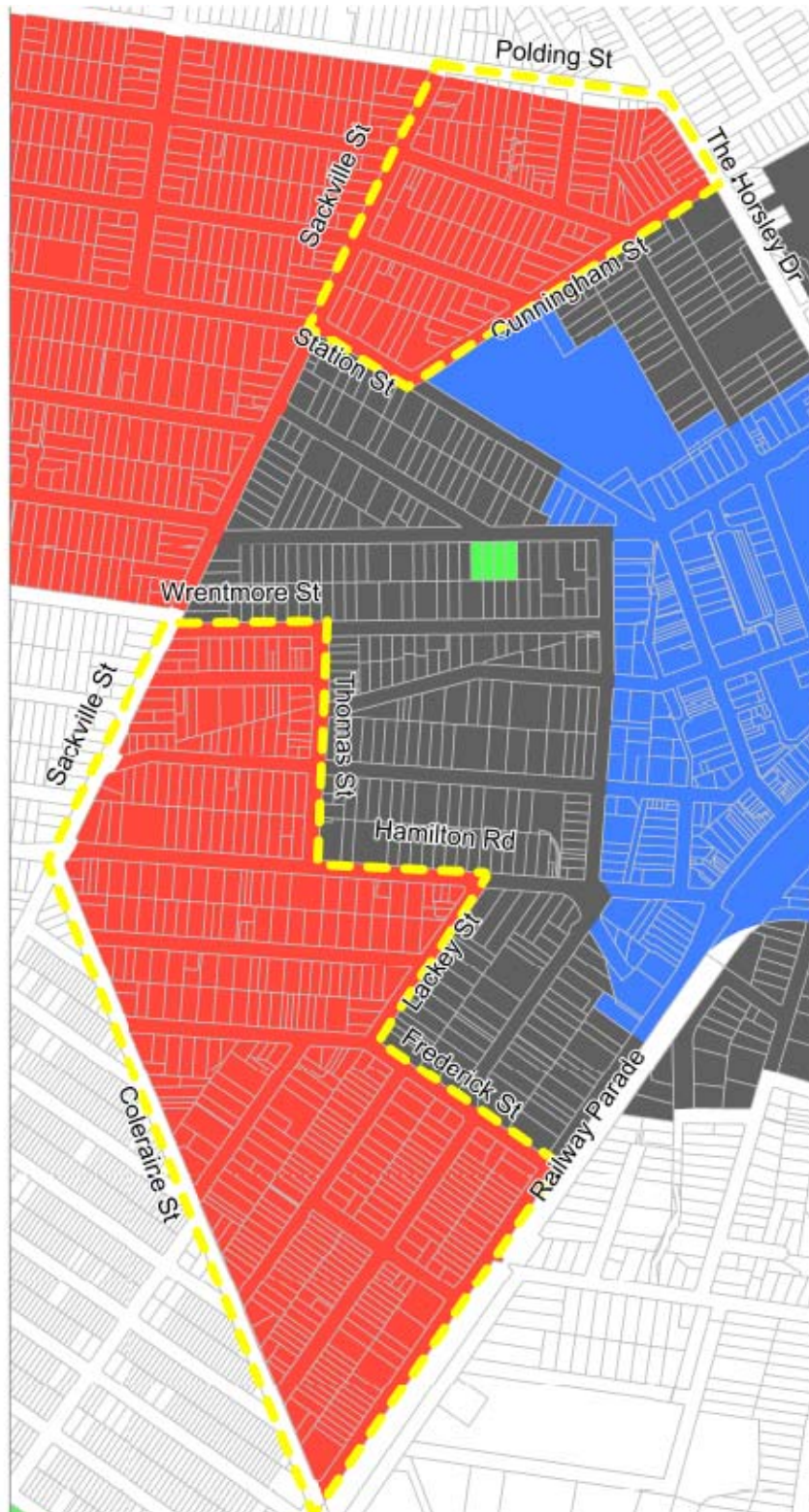
#### Proposed Zoning Stage 2 Consultation Options - Sept 2014



R3 Medium Density



R4 High Density



## Community Survey Results – Fairfield Heights (west of Sackville Street)

Precinct	Fairfield Heights
Existing residential density	Low
Proposed residential density	High
<b>YES to medium density</b>	<b>38</b>
<b>YES to high density</b>	<b>46</b>
<b>YES to medium &amp; high density</b>	<b>37</b>
<b>YES to medium density, NO to high density</b>	<b>13</b>
<b>NO to medium density, YES to high density</b>	<b>3</b>
<b>NO to medium density</b>	<b>34</b>
<b>NO to high density</b>	<b>34</b>
<b>NO to medium density &amp; high density</b>	<b>34</b>
Total Surveys Returned	95





## Community Survey Results – Fairfield East

Precinct	Fairfield East
Existing residential density	Low/Medium
Proposed residential density	Medium/High
<b>YES to medium density</b>	<b>14</b>
<b>YES to high density</b>	<b>17</b>
<b>YES to both medium &amp; high density</b>	<b>14</b>
<b>YES to medium density, NO to high density</b>	<b>13</b>
<b>NO to medium density, YES to high density</b>	<b>0</b>
<b>NO to medium density</b>	<b>17</b>
<b>NO to high density</b>	<b>17</b>
<b>NO to medium density &amp; high density</b>	<b>17</b>
Total Surveys Returned	47



Fairfield Residential  
Development Strategy  
East

### FAIRFIELD EAST PRECINCT

Existing Zoning



- R3 Medium Density
- R4 High Density

Proposed Zoning -  
Stage 2 Consultation  
Options - Sept 2014

- R3 Medium Density
- R4 High Density
- Railway Station
- Town Centres
- Open Space





## Community Survey Results – Villawood

Precinct	Villawood
Existing residential density	Medium
Proposed residential density	High
<b>YES to medium density</b>	<b>12</b>
<b>YES to high density</b>	<b>14</b>
<b>YES to medium &amp; high density</b>	<b>12</b>
<b>YES to medium density, NO to high density</b>	<b>8</b>
<b>NO to medium density, YES to high density</b>	<b>1</b>
<b>NO to medium density</b>	<b>11</b>
<b>NO to high density</b>	<b>11</b>
<b>NO to medium density &amp; high density</b>	<b>11</b>
Total Surveys Returned	34



Fairfield Residential  
Development Strategy  
East

### VILLAWOOD PRECINCT

Precinct

Railway Station

Town Centres

Open Space

#### Existing Zoning

R3 Medium Density

R4 High Density

#### Proposed Zoning Stage 2 Consultation Options - Sept 2014

R3 Medium Density

R4 High Density





## 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 public recreation rezoning in Fairfield East**

- Rezone certain R2 Low Density Residential and R3 Medium Density Residential land in the vicinity of Fairfield, Fairfield Heights and Villawood town centres to Zone R4 High Density Residential; and
- Rezone land at 2-10 Jacaranda Court, Fairfield East from R2 Low Density Residential zone to RE1 Public Recreation zone; and
- Amend Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps where applicable.

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## **Appendices**

### **Appendix A**

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

- C.1 Fairfield City Draft Residential Development Strategy

# 1. Preliminary Information

## 1.1 Context

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

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

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

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

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

## 1.2 Background Information

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

In May 2008, Council resolved to prepare the Fairfield Residential Development Strategy (RDS) in a two stage approach. Stage One focused on the eastern side of the City, in particular the centres of Fairfield, Cabramatta, Canley Vale, Canley Heights, Fairfield Heights and Villawood. Stage One has become known as the Residential Development Strategy East (RDSE). In 2009 the draft RDSE was prepared and establishes a framework to accommodate an additional 14,400 dwellings 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 under the provisions of Stage Two of the RDS.

The implementation of 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 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 future use of the site as a public park. The rezoning of this site for open space was unknowingly omitted when the provisions of Fairfield LEP 2013 came into force. This anomaly is proposed to be corrected within this Phase Two implementation of the RDSE.

### 1.3 Subject Land

This Planning Proposal applies to five distinct precincts being:-

1. **Fairfield Precinct North** - Land in Fairfield bounded by Polding Street, The Horsley Drive, Cunninghame Street, Station Street, Sackville Street, Churchill Street, Eustace Street, up to the R3 Medium Density and R2 Low Density zoning boundary, north along the boundary to Station Street, right to and then north along Marlborough Street to Polding Street (currently zoned R2 Low Density Residential and R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential;
2. **Fairfield Precinct South** - Land in the 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) to be rezoned to Zone R4 High Density Residential.
3. **Fairfield East Precinct (West)** - 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 R2 Low Density Residential land) be considered for R3 Medium Density Residential,
4. **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 zoned R3 Medium Density Residential except 32 to 36 Tangerine Street and 82 to 84 Mandarin Street), south to River Avenue and inclusive of R3 Medium Density Residential zoned 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 heading north along this boundary to Tangerine Street (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.
5. **Villawood Precinct (South)** - Land within Villawood located in the precinct bounded by and beginning with 45 Villawood Road east to Kamira Avenue, south along Kamira Avenue and inclusive of R3 Medium Density Residential land east to Villawood Road south to Kirrang Road, north west/north to Wattle Avenue, west to and including 31 Wattle Avenue and north along its side boundary to the railway line, thence east to Kamira Avenue (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.

In addition to the above five precincts land at 2 - 10 Jacaranda Court, Fairfield East (currently Zone R2 Low Density Residential) is to be rezoned RE1 Public Recreation zone as previously discussed in Section 1.2 of this Planning Proposal.

## 1.4 Surrounding Development

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

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

Surrounding the subject area to the south and east is high density housing, typically 3 to 4 storey residential flat buildings predominately developed in the 1970s, as well as the Fairfield mixed use commercial and retail centre. A standalone shopping centre (site area 42,900m<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 is 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 Precinct South** – 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 on lots have 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 Precinct (West)** – 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 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 Low Density Residential zone consisting of detached post WWII cottages, with larger new dwellings progressive replacing older housing.

To the east is light industrial and business development zoned land, with a large prefabricated building with solid wall along the eastern edge of the subject land, thereby reducing traffic noise from Woodville Road. The light industrial developments are contained within a 14,000 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 Precinct (South) -**

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

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

Beyond the R3 zone boundary is R2 Low Density Residential zoned land, with aged and new detached housing and a primary school, and medium density community housing. Land has been zoned and acquired to create a small neighbourhood park (3200m<sup>2</sup>) in close proximity to the subject land, with a child care facility adjoining it. The Horsley Drive, Hume Highway (Liverpool Road), Woodville Road and the railway line contain this surrounding precinct within clear boundaries.

## 2. Parts of the Planning Proposal

### 2.1 Part 1 - Objectives or Intended Outcomes

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

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

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

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

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

The planning proposal applies to the following land:

- a) in the Fairfield and Fairfield Heights corridor located between Polding Street and Churchill Street, Fairfield (currently zoned R2 Low Density Residential and R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential.
- b) in the Fairfield and Canley Vale corridor located north of Coleraine Street, Fairfield (currently zoned R3 Medium Density Residential land) to be rezoned to Zone R4 High Density Residential
- c) in Fairfield East north of Villawood Railway Station (currently R2 Low Density Residential land) to be rezoned to Zone R3 Medium Density Residential,
- d) in Fairfield East and Villawood north of Villawood Station (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.
- e) in Villawood south of Villawood Station (currently R3 Medium Density Residential) to be rezoned to Zone R4 High Density Residential.
- f) at 2 to 10 Jacaranda Court Fairfield East (currently Zone R2 Low Density Residential) to be rezoned Zone RE1 Public Recreation.

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

### 2.2 Part 2- Explanation of Provisions



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

- a) Zone R2 Low Density Residential land in Fairfield Heights to Zone R4 High Density Residential and amend associated Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps; and
- b) Zone R3 Medium Density Residential land in the vicinity of Fairfield, Fairfield East and Villawood town centres to Zone R4 High Density Residential and amend associated Floor Space Ratio & Building Height Maps;
- c) Zone 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
- d) 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.

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

- Appendix A.1 The land subject to the Planning Proposal
- Appendix A.2 Current and proposed Land Use Zone
- Appendix A.3 Current and proposed Floor Space Ratio
- Appendix A.4 Current and proposed Height of Buildings
- Appendix A.5 Current and proposed Lot Size
- Appendix A.6 Current and proposed Lot Size for Dual Occupancy Development

**2.3 Part 3 – Justification****Section A – Need for a planning proposal****Is the planning proposal a result of any strategic study or report?**

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

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

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

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

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

**Is there a net community benefit?**

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

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

**Table A – Net Community Benefit Test Assessment**

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

## ATTACHMENT B

Item: 90

Planning Proposal - RDS East

Evaluation Criteria	Assessment	✓/x
<p>Is there good pedestrian and cycling access?</p> <p>Is public transport currently available or is there infrastructure capacity to support future public transport?</p>	<p>infrastructure providers during the public exhibition of the Planning Proposal.</p> <p>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.</p> <p>The lands identified in this Planning Proposal benefit from good access to a number of railway stations and regular bus routes running along strategic transport corridors.</p>	
<p>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?</p>	<p>It is not anticipated to that the Planning Proposal will increase car distance travelled by residents. The Planning Proposal aims to increase residential accommodation around strategic centres and public transport nodes/corridors thus reducing the likely impacts in terms of greenhouse gas emissions, operating costs and road safety.</p>	✓
<p>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?</p>	<p>Yes. The expected impact of the proposal is that there will be additional patronage on the strategic bus corridors and the existing rail network.</p>	✓
<p>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?</p>	<p>No.</p>	✓
<p>Will the LEP be compatible or complementary with surrounding land uses?</p> <p>What is the impact on amenity in the location and wider community?</p> <p>Will the public domain improve?</p>	<p>The proposal is compatible with the surrounding residential land uses as well as the character and density of surrounding residential development.</p> <p>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.</p> <p>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.</p>	✓
<p>Will the proposal increase choice and competition by increasing the number of retail and commercial premises operating in the area?</p>	<p>N/A</p>	✓
<p>If a stand-alone proposal and not a centre, does the proposal have the potential to develop into a centre in the future?</p>	<p>N/A.</p>	✓

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

## Section B – Relationship to strategic planning framework

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

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

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

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

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

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

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

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

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

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

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



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

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

### Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The relevant Section 117 Directions contained within the Environmental Planning and Assessment Act 1979 are outlined in the table below:

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
<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>	There are a small number of items of environmental heritage included within the land identified by this Planning Proposal. This proposed amendment to Fairfield LEP 2013 does not in itself have any direct impact of the heritage significance of these sites. Future redevelopment proposals that will be initiated by the proposed amendments to Fairfield LEP 2013 will need to assess the heritage impacts on individual heritage items either affected by or in the vicinity of such proposals. This will be undertaken individually at each subsequent development application stage.	YES
2.4 Recreation Vehicle Areas	<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>	The proposal is consistent with this Direction as it broadens the choice of building types and location available to increase densities. It makes more efficient use of infrastructure and services. The outcome of the planning proposal will be to ultimately increase density and housing choice in existing residential areas where there is good access to existing infrastructure and services. The planning proposal will promote residential development in established areas and will accommodate part of Council's dwelling target without the need to impact upon other areas of the LGA considered to have greater environmental significance.	YES

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
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 shooting ranges and rezoning of adjacent land</li> <li>Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</li> </ul>	The proposal does not rezone land adjacent to and/or adjoining any existing shooting range.	NA
<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</li> </ul>	The Planning Proposal does include the rezoning of some lands that are identified as	YES

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	probability of containing acid sulfate soils.	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.	
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>	<p>The existing urban areas of Fairfield City are located within a floodplain (part of the Georges River Catchment). These areas are highly urbanised and have the potential to be exposed to different degrees of overland and mainstream flooding associated with stormwater runoff. Council has undertaken a number of Flood Studies which have identified several areas included within the Planning Proposal as having varying levels of flood risk. Future redevelopment of land in accordance with the proposed changes to Fairfield LEP 2013 will be required to meet the provisions of Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Government's <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</p>	YES

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		meet the provisions in Chapter 11 Flood Risk Management of Councils City Wide DCP as well as the NSW Governments <i>Flood Planning Development Manual 2005</i> .	
4.4 Planning for Bushfire Protection	<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 Drinking Water Catchments	<ul style="list-style-type: none"> <li>To protect water quality in the hydrological catchment.</li> </ul>	This Direction does not apply to Fairfield City	NA
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</li> </ul>	The provisions of the Planning Proposal do not propose any changes to land reserved for public services and facilities.	YES

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Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	acquisition.		
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 A Plan for Growing Sydney	<ul style="list-style-type: none"> <li>Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014.</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



**Section C – Environmental, social and economic impact**

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

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

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

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

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

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

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

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

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

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

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

**Section D – State and Commonwealth interests**

**Is there adequate public infrastructure for the Planning Proposal?**

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

The agencies have confirmed that additional demands generated by the increase in population associated with the additional housing can either be catered for by existing

services or through augmentation to services. Precincts have been selected on the basis of proximity to train stations and/or proposed strategic bus corridors and are located in areas which are sewered and serviced by Sydney Water.

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

Section to be completed following Gateway Determination.

## 2.4 Part 4 – Mapping

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

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

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

- a) Amend the relevant Land Zoning Map (LZN\_016, LZN\_020) for the subject land in Fairfield Heights from Zone R2 Low Density Residential land to Zone R4 High Density Residential;
- b) Amend the relevant Floor Space Ratio Map (FSR\_016, FSR\_020) for the subject land in Fairfield Heights from C (0.45:1) to T (2:1);
- c) Amend the relevant Height of Building Map (HOB\_016, HOB\_020) for the subject land in Fairfield Heights from J (9m) to Q (20m);
- d) Amend the relevant Lot Size Map (LSZ\_016, LSZ\_020) for the subject land in Fairfield Heights 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\_016, LSD\_020) for the subject land in Fairfield Heights 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**

- f) Amend the relevant Land Zoning Map (LZN\_020, LZN\_021) for the subject land in Fairfield, Fairfield East and Villawood from Zone R3 Medium Density Residential to Zone R4 High Density Residential;
- g) Amend the relevant Floor Space Ratio Map (FSR\_020, FSR\_021) for the subject land in Fairfield, Fairfield East and Villawood from C (0.45:1) to T (2:1);
- h) Amend the relevant Height of Building Map (HOB\_020, HOB\_021) for the subject land in Fairfield Heights from J (9m) to Q (20m);

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

- i) 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;
- j) 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;
- k) 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 East – change in zone from Zone R2 Low Density Residential to Zone RE1 Public Recreation**

- l) Amend the relevant Land Zoning Map (LZN\_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation;
- m) Amend the relevant Floor Space Ratio Map (FSR\_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting C (045:1) and thereby removing the Floor Space Ratio development standard.
- n) Amend the relevant Height of Building Map (HOB\_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting J (9m) and thereby removing the Height of Building development standard;
- o) Amend the relevant Lot Size Map (LSZ\_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting G (450 m<sup>2</sup>) and thereby removing the Lot Size development standard;
- p) Amend the relevant Lot Size for Dual Occupancy Development Map (LSD\_020) for the subject land at 2-10 Jacaranda Court Fairfield East (Lot10, DP1025300) by deleting M (600 m<sup>2</sup>) and thereby removing the Lot Size for Dual Occupancy Development development standard.

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

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

**2.5 Part 5 - Community Consultation**

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

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

**Note:** Section to be completed following Gateway Determination.

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

## 2.6 Part 6 – Project Timeline

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

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	<ul style="list-style-type: none"> <li>Prepare and submit Planning Proposal to DP&amp;I</li> </ul>	August 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>	October 2015
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>	November 2015
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>	Dec 2015 / Jan 2016
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>	
7	Consideration of submission	<ul style="list-style-type: none"> <li>Assessment and consideration of submissions</li> </ul>	1 month
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> <li>Includes assessment and preparation of report to Council</li> </ul>	1 month: INSERT DATE
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>	Minimum 1 month
10	Report back to Council	<ul style="list-style-type: none"> <li>Includes assessment and preparation of report to Council</li> </ul>	1 month INSERT DATE
11	Referral to PCO and notify DP&I	<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>	1 month INSERT MONTH
12	Plan is made	<ul style="list-style-type: none"> <li>Notified on Legislation web site</li> </ul>	1 month
Estimated Time Frame			12 months



## Appendices

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















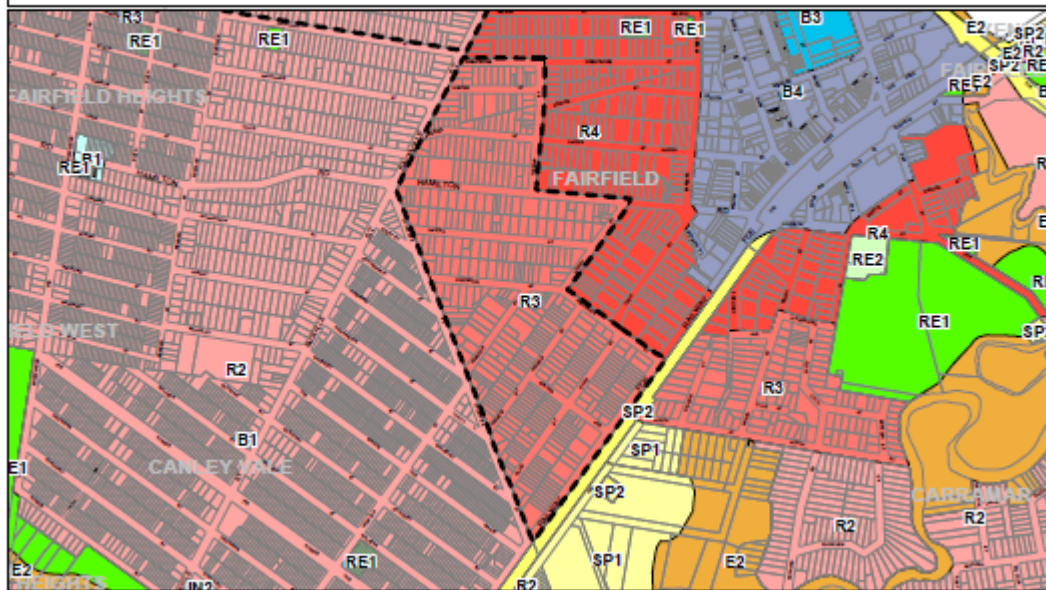
R:\MAPS\m\_data\LEP2013\Amendments\Draft Amendment No TBA - Res Dev Strategy East Phase 2\Maps for Council Report\RDSE (Stage 2) Proposed Zoning - Fairfield Heights.wor



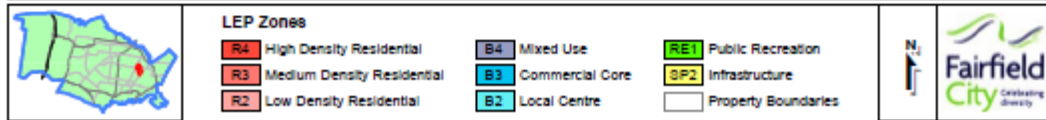
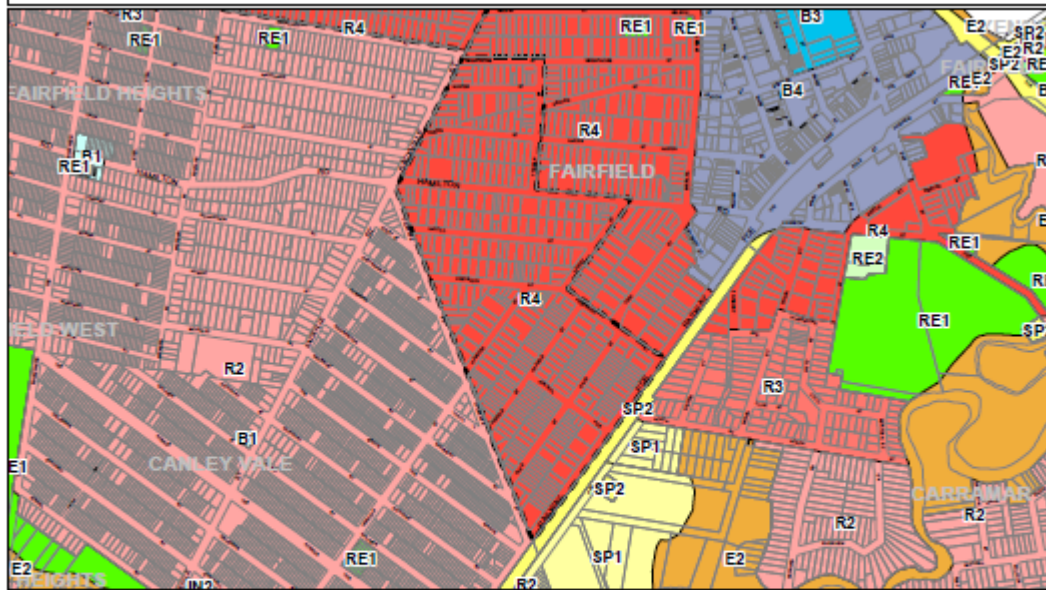
## Appendix A.2 Current and proposed Land Use Zone

## Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

## Current Zoning - Fairfield Precinct



## Proposed Zoning - Fairfield Precinct

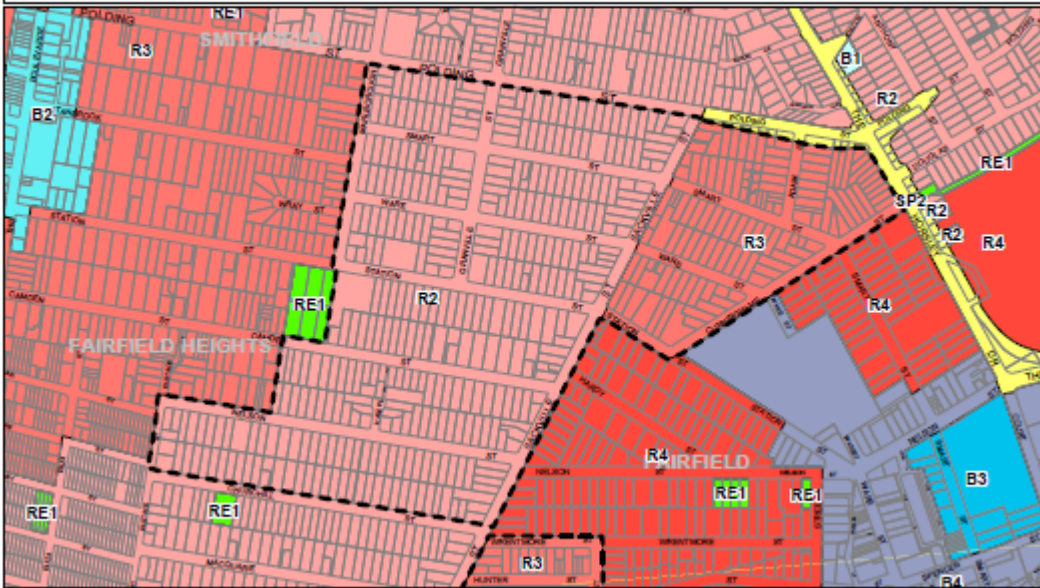


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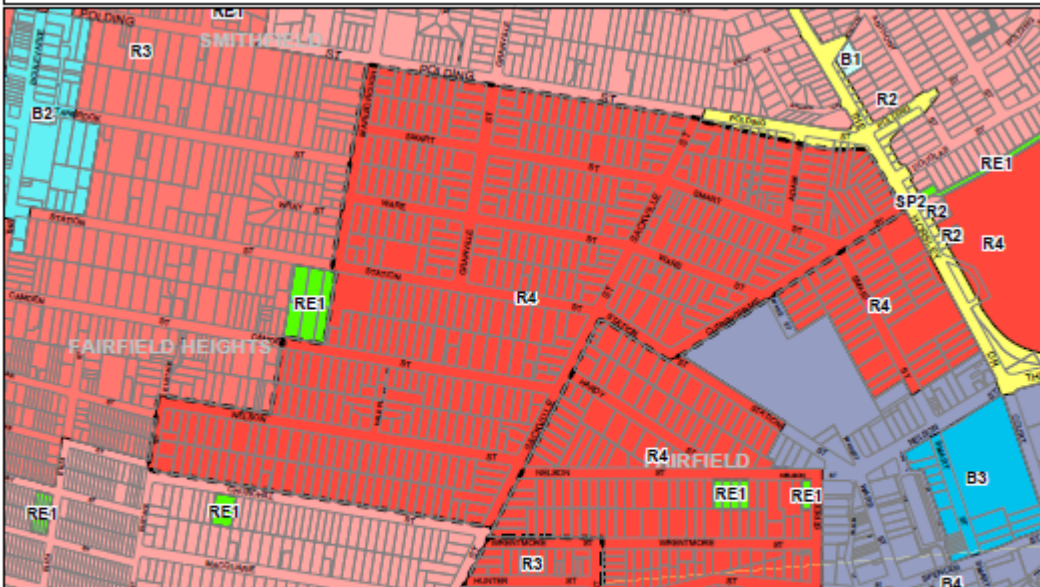


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Zoning - Fairfield Heights Precinct



Proposed Zoning - Fairfield Heights Precinct



LEP Zones

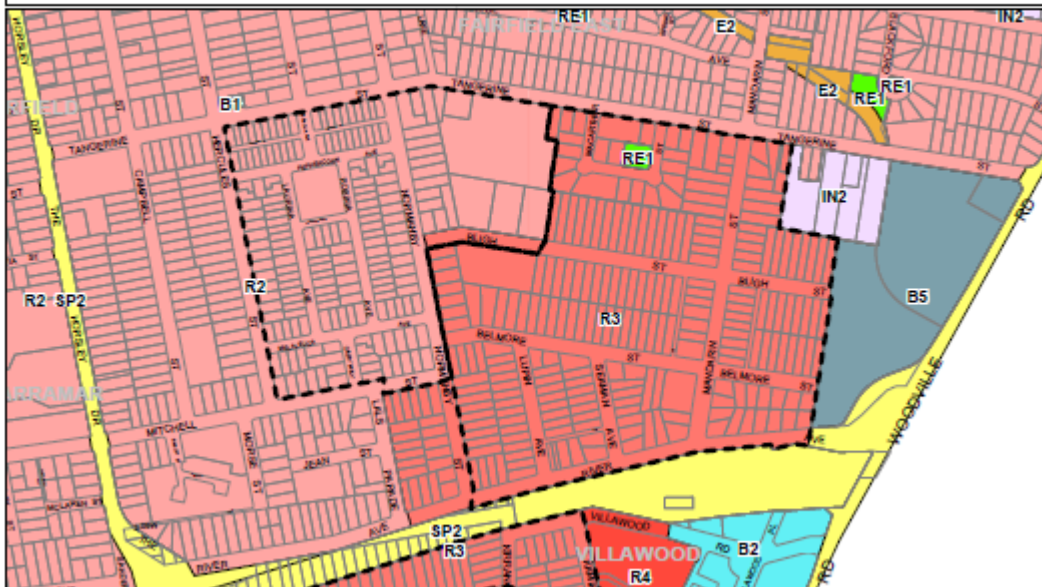
R4 High Density Residential	B4 Mixed Use	RE1 Public Recreation
R3 Medium Density Residential	B3 Commercial Core	SP2 Infrastructure
R2 Low Density Residential	B2 Local Centre	Property Boundaries



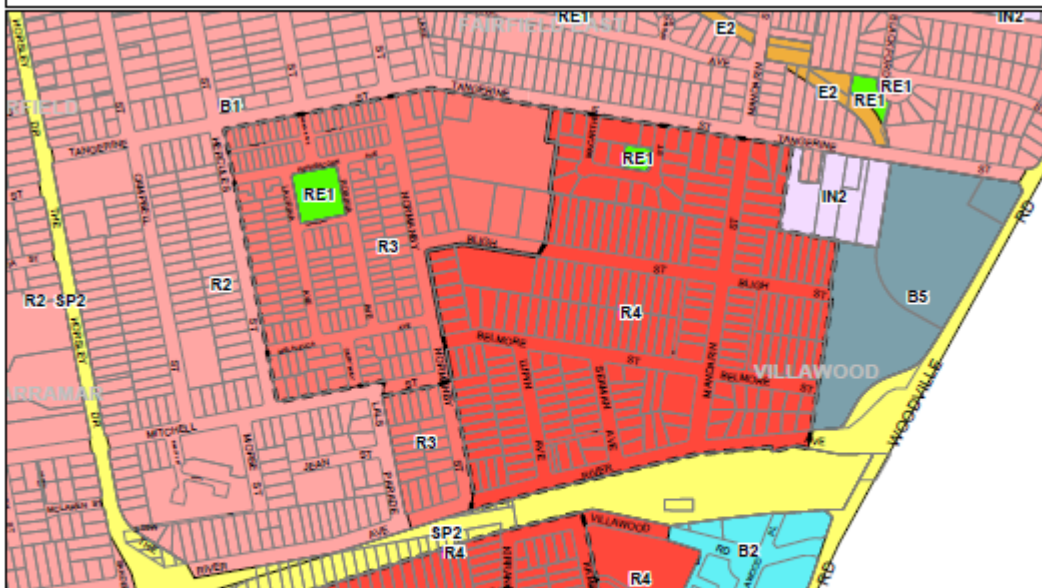
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Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Zoning - Fairfield East Precinct



Proposed Zoning - Fairfield East Precinct

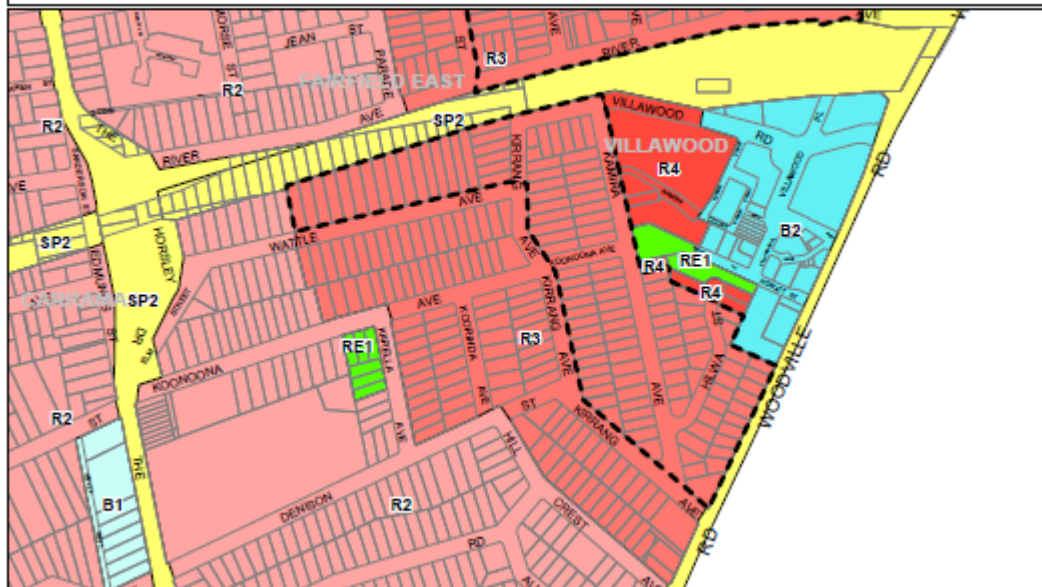


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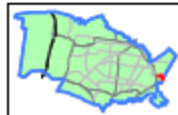
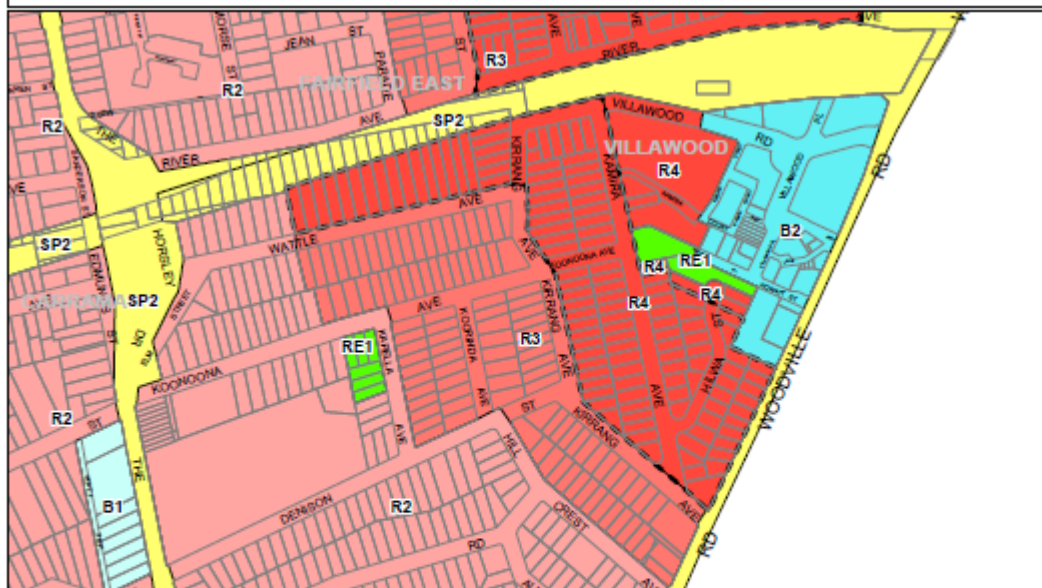


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Zoning - Villawood Precinct



Proposed Zoning - Villawood Precinct



LEP Zones

R4 High Density Residential	B4 Mixed Use	RE1 Public Recreation
R3 Medium Density Residential	B3 Commercial Core	SP2 Infrastructure
R2 Low Density Residential	B2 Local Centre	Property Boundaries

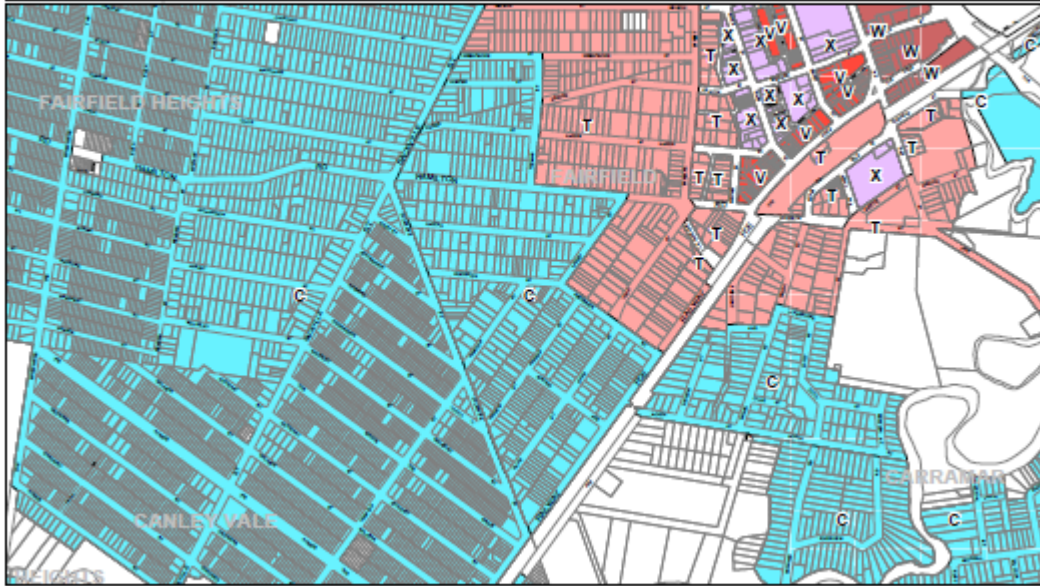


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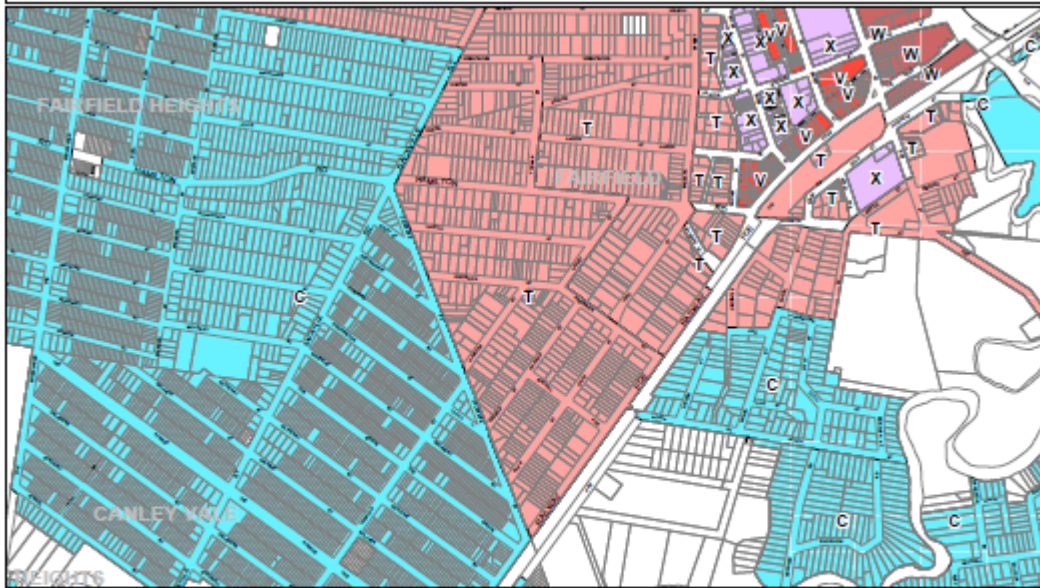
### Appendix A.3 Current and proposed Floor Space Ratio

#### Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

##### Current Floor Space Ratio - Fairfield Precinct



##### Proposed Floor Space Ratio - Fairfield Precinct



##### Maximum Floor Space Ratio (n:1)

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

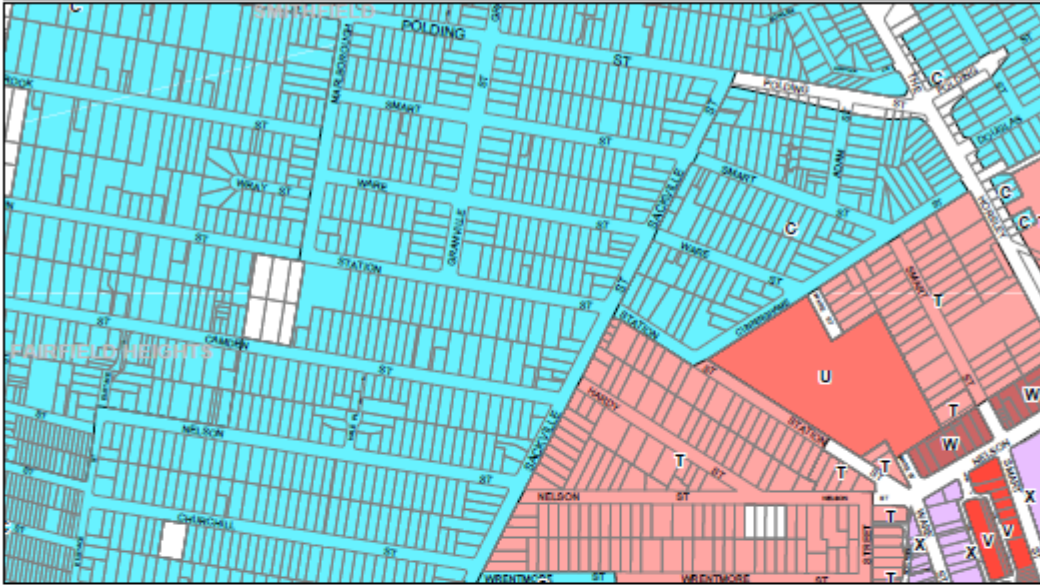


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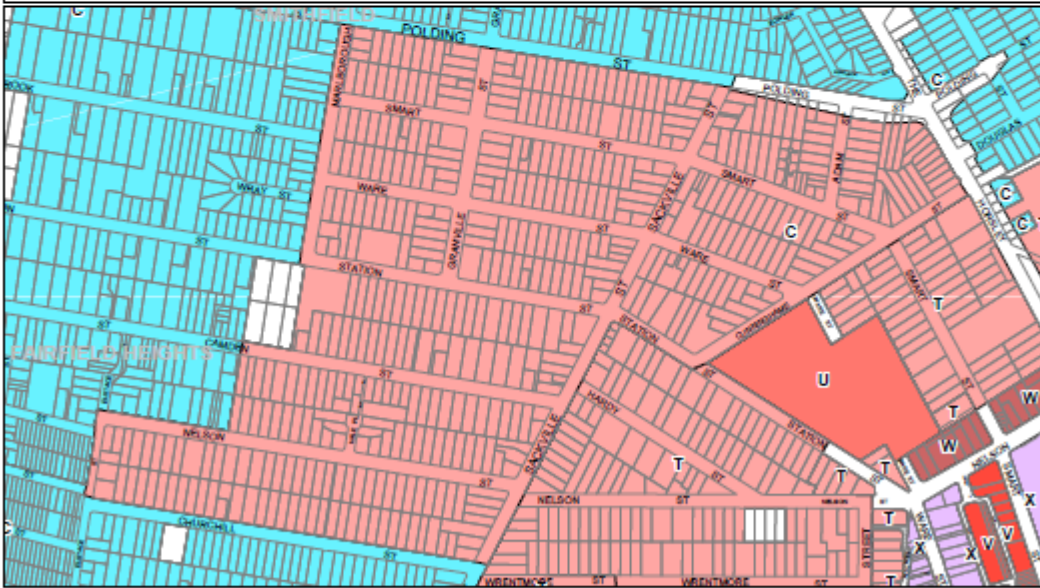


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Floor Space Ratio - Fairfield Heights Precinct



Proposed Floor Space Ratio - Fairfield Heights Precinct



Maximum Floor Space Ratio (n:1)

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



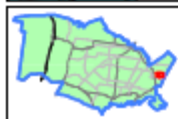
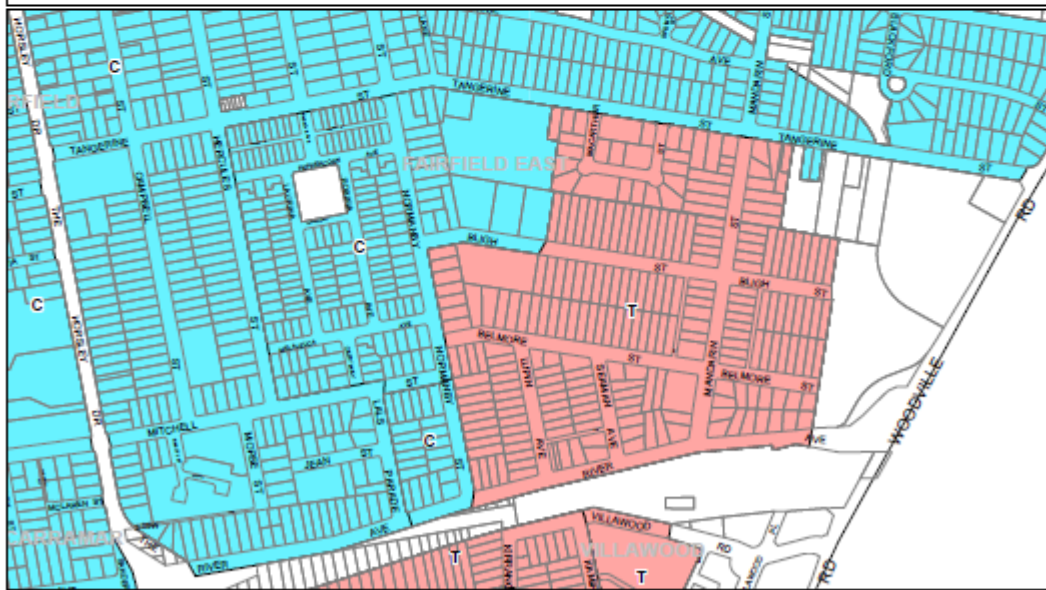
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Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Floor Space Ratio - Fairfield East Precinct



Proposed Floor Space Ratio - Fairfield East Precinct



Maximum Floor Space Ratio (n:1)

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

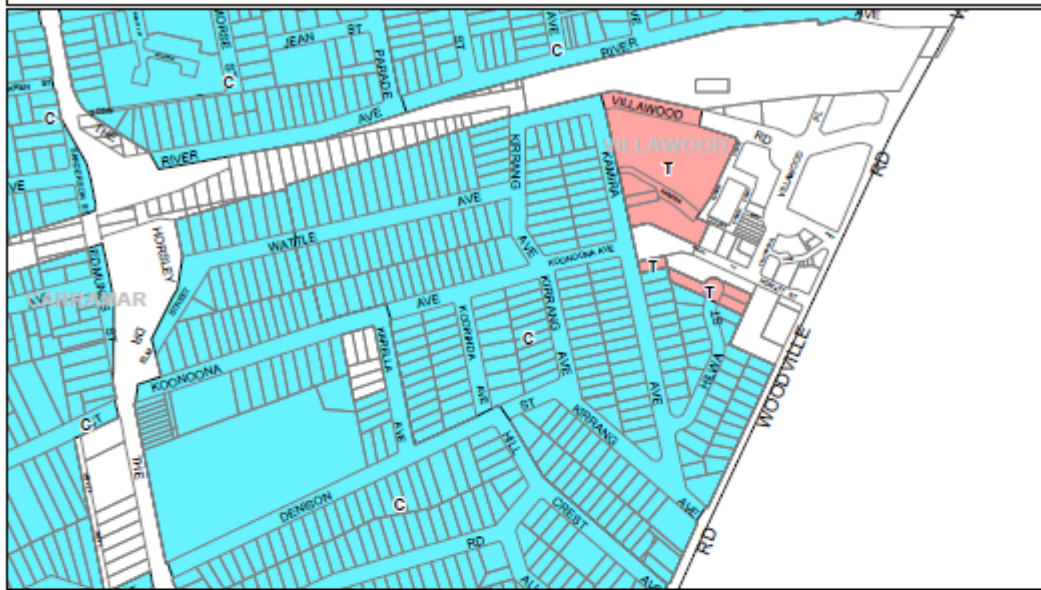


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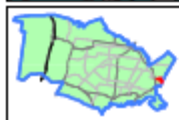
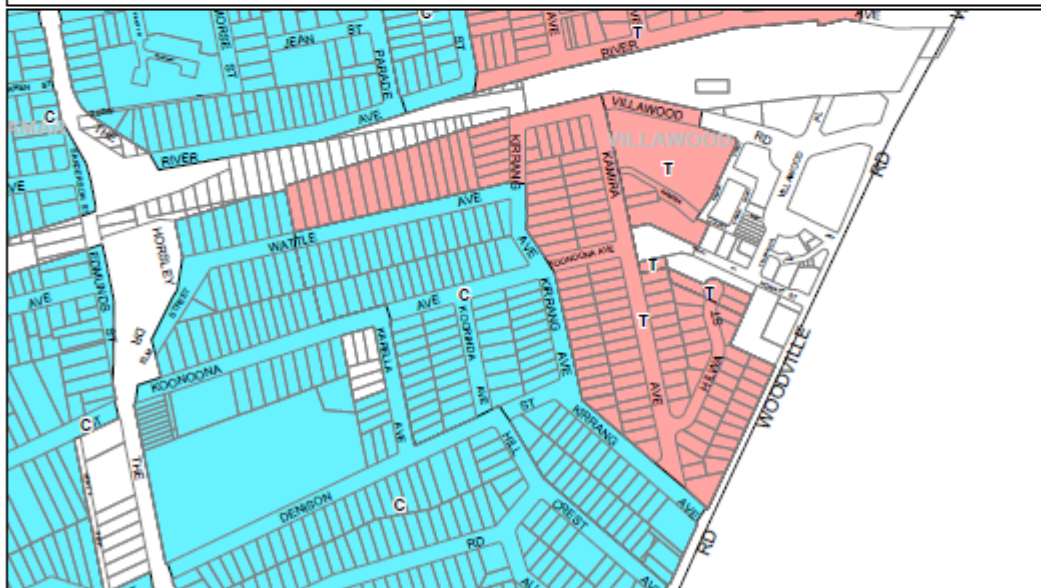


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Floor Space Ratio - Villawood Precinct



Proposed Floor Space Ratio - Villawood Precinct



Maximum Floor Space Ratio (n:1)

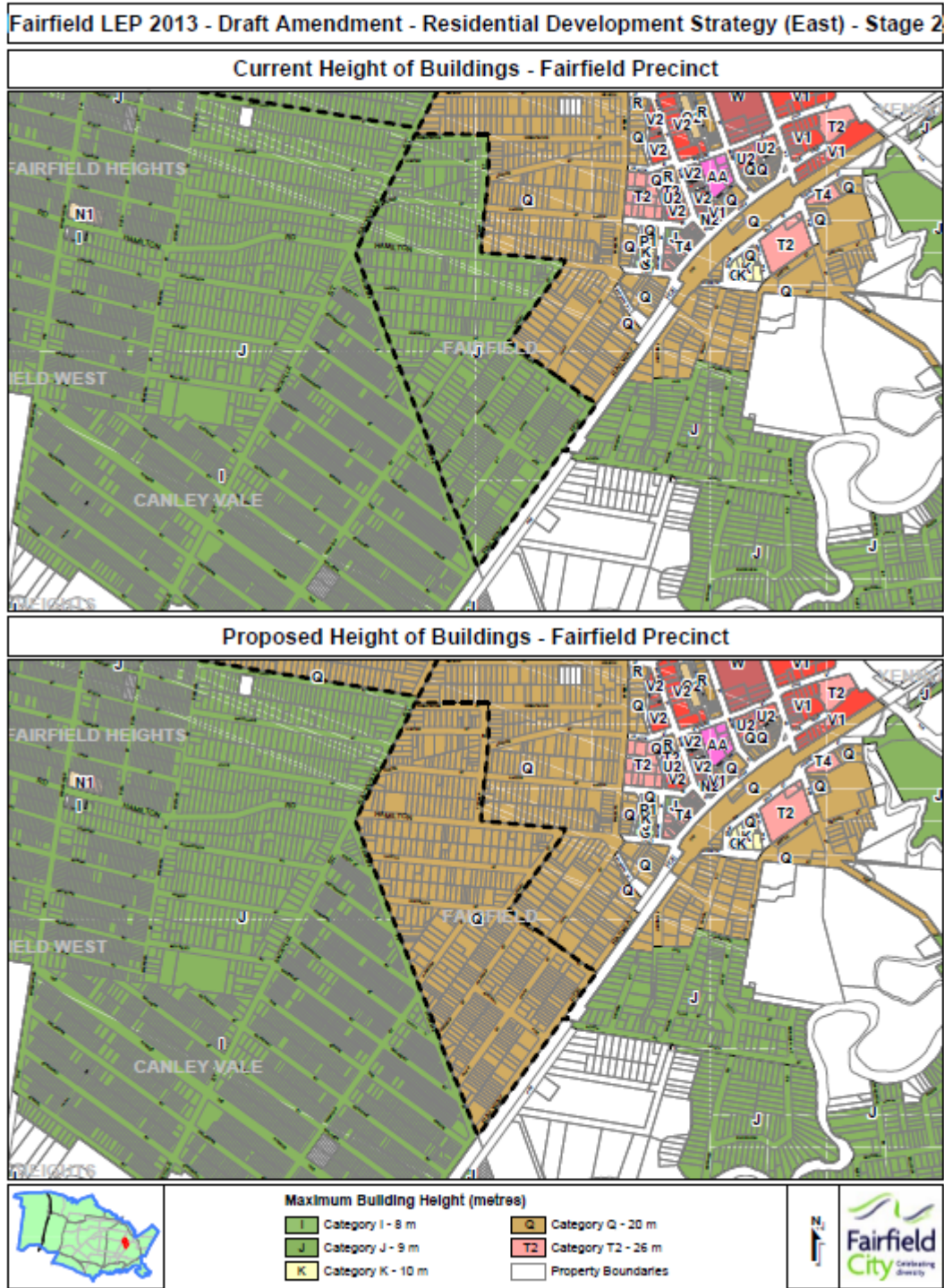
- C Category C - 0.45:1
- T Category T - 2:1
- Property Boundaries



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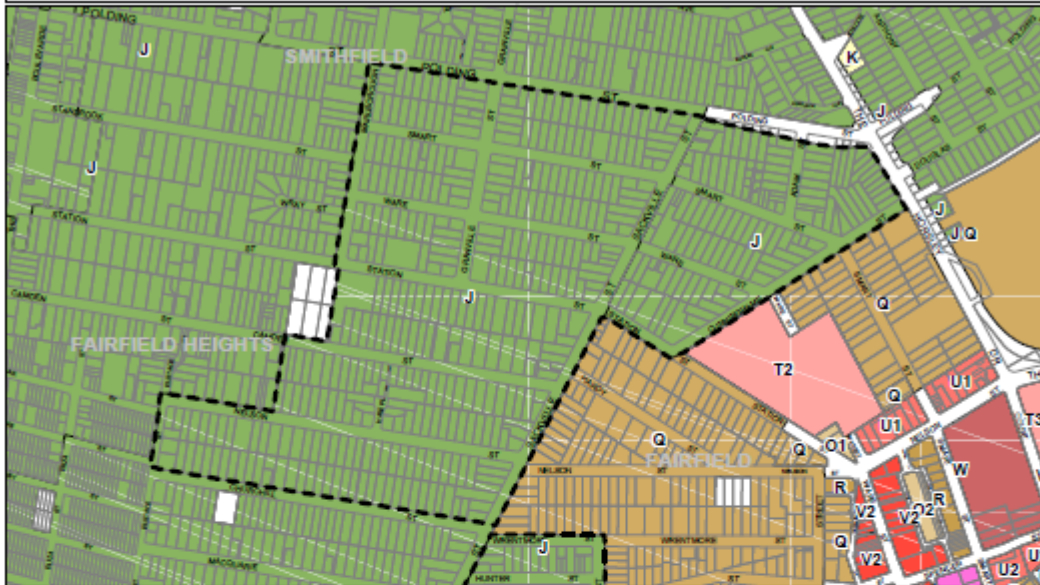


## Appendix A.4 Current and proposed Height of Buildings

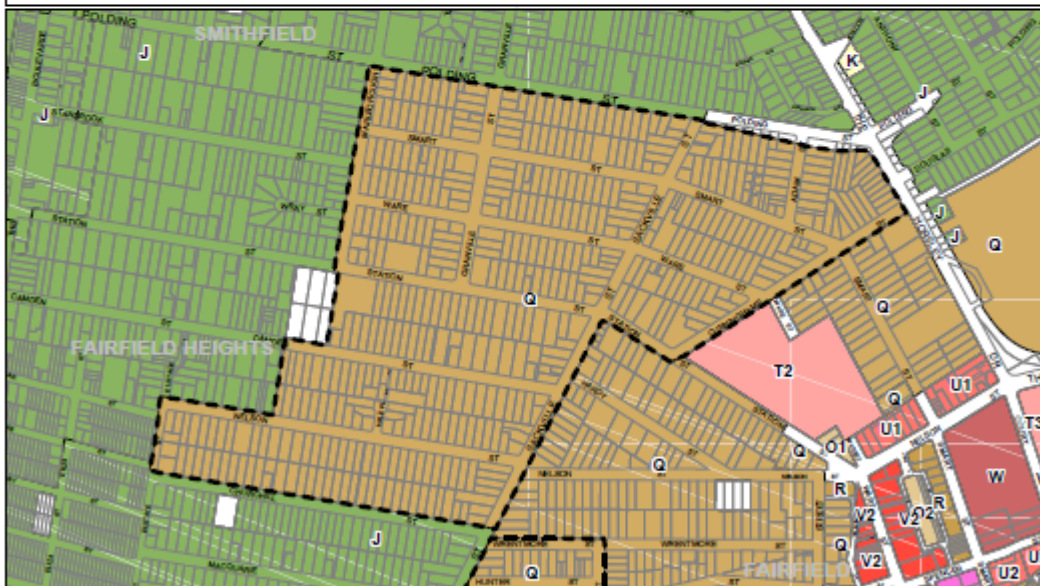


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Height of Buildings - Fairfield Heights Precinct



Proposed Height of Buildings - Fairfield Heights Precinct



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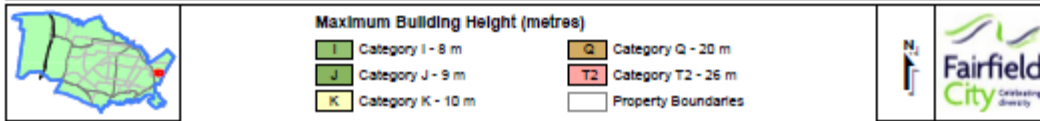


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Height of Buildings - Fairfield East Precinct



Proposed Height of Buildings - Fairfield East Precinct



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Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Height of Buildings - Villawood Precinct



Proposed Height of Buildings - Villawood Precinct



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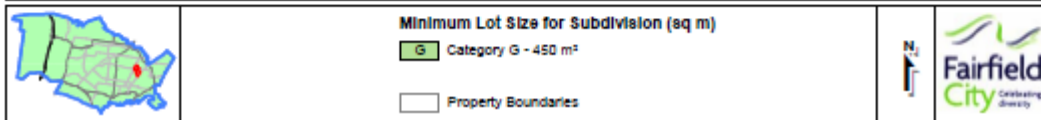
## Appendix A.5 Current and proposed Lot Size

### Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

#### Current Minimum Lot Size - Fairfield Precinct



#### Proposed Minimum Lot Size - Fairfield Precinct



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Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Minimum Lot Size - Fairfield Heights Precinct



Proposed Minimum Lot Size - Fairfield Heights Precinct



Minimum Lot Size for Subdivision (sq m)

**G** Category G - 450 m²

Property Boundaries



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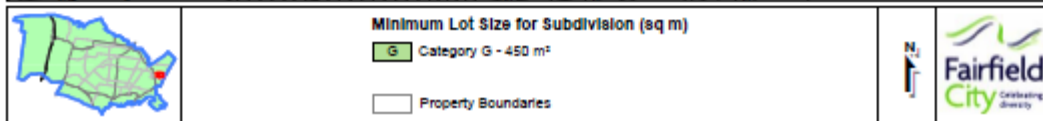


Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

Current Minimum Lot Size - Fairfield East Precinct



Proposed Minimum Lot Size - Fairfield East Precinct



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### Current Minimum Lot Size - Villawood Precinct



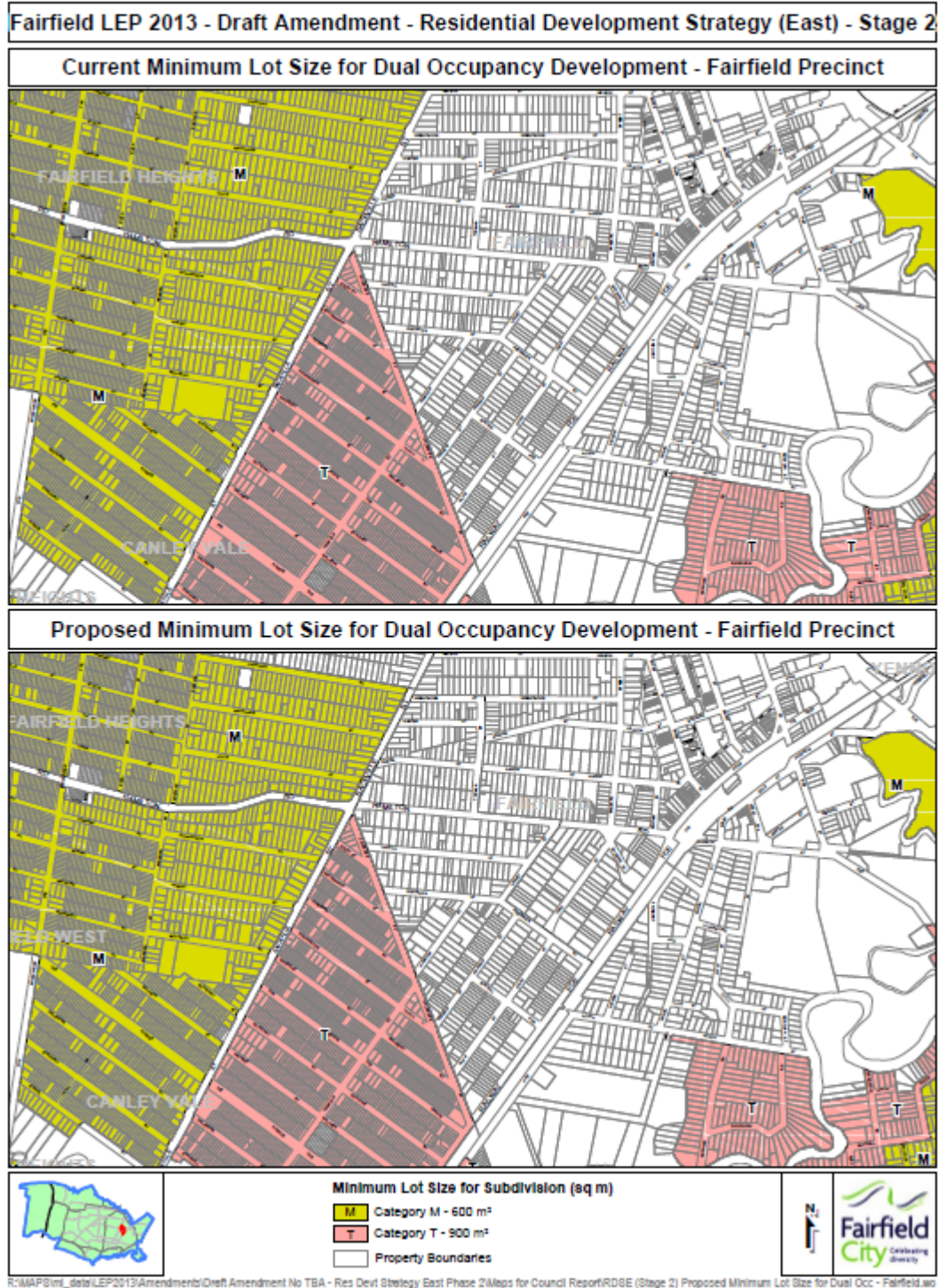
☐ Property Boundaries



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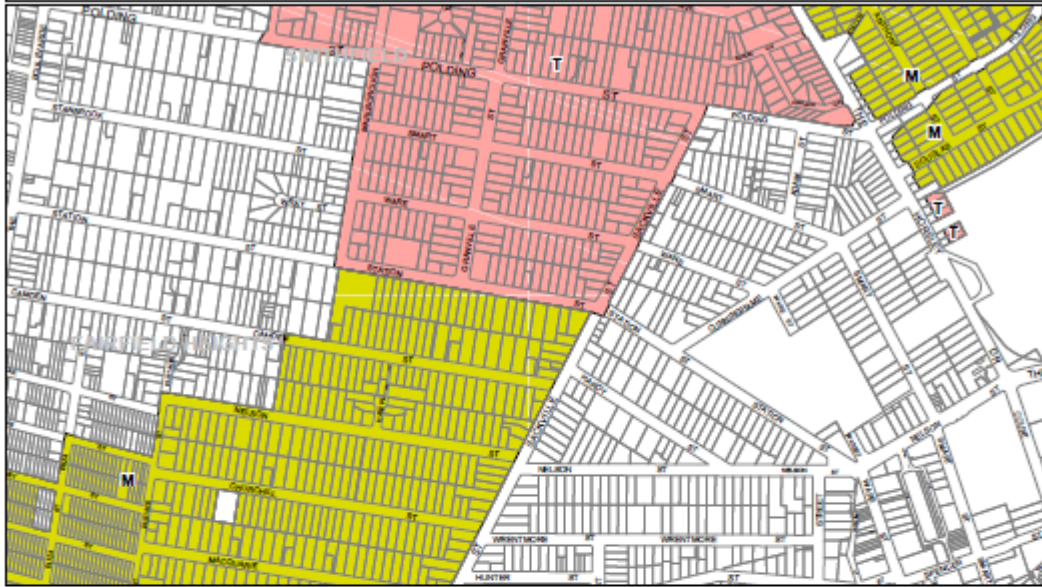


## Appendix A.6 Current and proposed Lot Size for Dual Occupancy Development

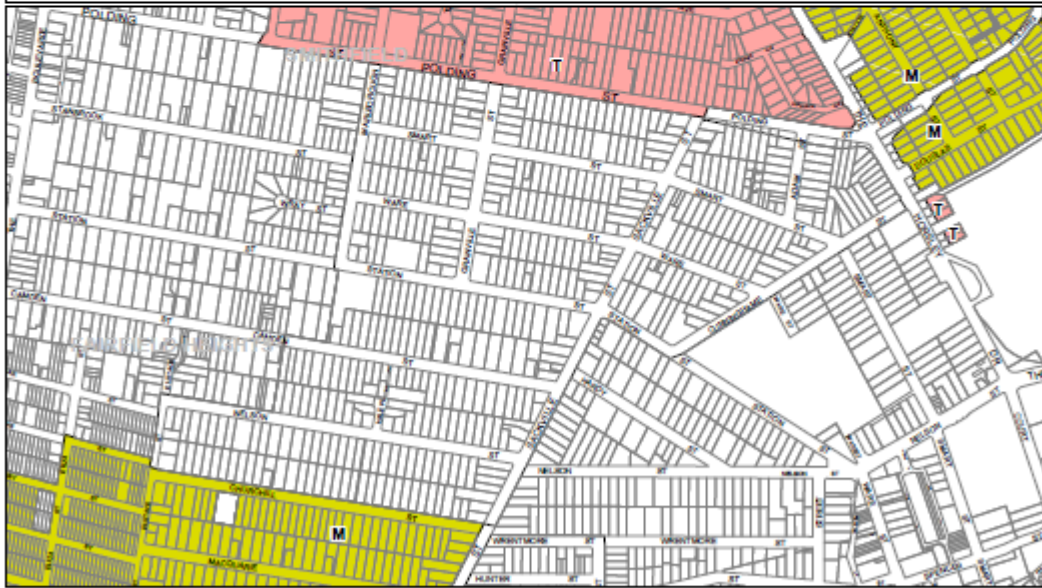


## Fairfield LEP 2013 - Draft Amendment - Residential Development Strategy (East) - Stage 2

## Current Minimum Lot Size for Dual Occupancy Development - Fairfield Heights Precinct



## Proposed Minimum Lot Size for Dual Occupancy Development - Fairfield Heights Precinct



## Minimum Lot Size for Subdivision (sq m)

- M Category M - 600 m²
- T Category T - 900 m²
- Property Boundaries

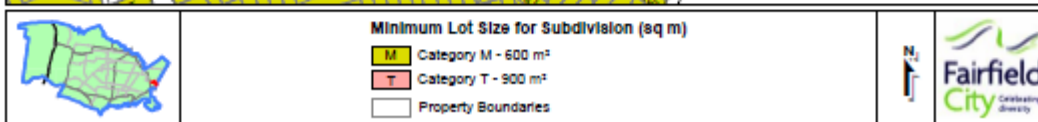


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**FAIRFIELD EAST MAP IN PRODUCTION**



**Current Minimum Lot Size for Dual Occupancy Development - Villawood Precinct**

[illegible]

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