

Proposed rezoning of the deferred matter precinct at Fairfield Heights and Smithfield

Proposal Title : **Proposed rezoning of the deferred matter precinct at Fairfield Heights and Smithfield**

Proposal Summary : **This planning proposal seeks to amend the Draft Fairfield Local Environmental Plan (LEP) 2011, to rezone the deferred matter precinct at Fairfield Heights and Smithfield, to R3 Medium Density Residential (Refer to figure 2 of the attached proposal for location map of precinct).**

The proposal also seeks to amend the land application, heritage, floor space ratio and height of buildings maps; and Schedule 5 of the Draft Fairfield LEP 2011.

PP Number : **PP_2012_FAIRF_001_00** Dop File No : **12/10057**

Planning Team Recommendation

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

S.117 directions : **2.3 Heritage Conservation
3.1 Residential Zones
3.4 Integrating Land Use and Transport
4.3 Flood Prone Land
6.1 Approval and Referral Requirements
6.3 Site Specific Provisions
7.1 Implementation of the Metropolitan Plan for Sydney 2036**

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

(1) The Director-General's delegate agrees that the inconsistency with section 117 direction 6.3 Site Specific Provisions is justified;

(2) Table E in planning proposal be revised to include an accurate reference to section 117 direction 7.1 (Implementation of the Metropolitan Plan for Sydney 2036);

(3) Community consultation is required for a period of 28 days; and

(4) The planning proposal is completed within 12 months.

Supporting Reasons : **It is considered that this planning proposal is sufficient for progression.**

Panel Recommendation

Recommendation Date : **21-Jun-2012** Gateway Recommendation : **Passed with Conditions**

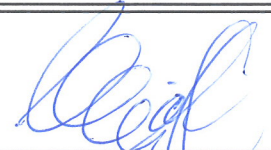
Panel Recommendation : **The Planning Proposal Residential should proceed subject to the following conditions:**

- 1. Council is to amend the planning proposal to accurately reference S117 Direction '7.1 Implementation of the metropolitan Plan for Sydney 2036' at Table E of the planning proposal.**
- 2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) the planning proposal must be made publicly available for 28 days; and**
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).**

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- 3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
- 4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
- 5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McCaffin

Date:

26.6.12