

Strategic Direction	Objective/Action	Comment	Fulfilment
	Action B1.1 Plan for centres to grow and change over time.	The Planning Proposal conforms to the desired future growth of existing centres which, according to the Metropolitan Plan will occur within the walking catchments of centres. In the case of commercial development (including retail premises), this should occur in the central part of the centre, in or adjacent to an existing commercial area. LEPs will be used to provide capacity for the desired growth.	
HOUSING SYDNEY'S POPULATION	Objective D1 To ensure an adequate supply of land and sites for residential development.	The Planning Proposal seeks to rezone a small parcel of R4 High Density Residential land to B2 Local Centre zone. Despite the loss of residential land it is considered that the loss is insignificant and will not impede the adequate supply of residential land.	YES
GROWING SYDNEY'S ECONOMY	Objective E1 To ensure adequate land Supply for economic activity, investment and jobs in the right locations. Action E1.1 Reflect new subregional employment capacity targets in Subregional Strategies and Local Environmental Plans. Objective E2 To focus Sydney's economic growth and renewal, employment and education in centres. Action E2.2 Ensure an adequate supply of retail, office space and business parks. Objective E4 To provide for a broad range of local employment types in dispersed locations.	The Planning Proposal will assist in meeting the subregional employment capacity targets for the West Central subregion, which has set the target of creating over 98,000 (30% employment growth) jobs between 2006 and 2036. The Planning Proposal is located at an edge-of-centre location. The Metropolitan Plan has identified the need to concentrate a wide range of activities, including employment, in centres to encourage diversity in commerce, healthy competition, efficient use of infrastructure, promoting public transport patronage, cycling and walking and facilitate multiple activities in one location. The Planning Proposal will focus economic growth and renewal through the creation of employment opportunities at an edge-of-centre site in the existing Canley Heights Local Centre. The additional retail/commercial zoned land will stimulate economic growth. The Planning Proposal will make a positive contribution towards the supply of retail space in Canley Heights and the broader Fairfield LGA. The Planning Proposal has the potential to provide additional local employment opportunities in Canley Heights.	YES

Table B - The draft Metropolitan Strategy for Sydney to 2031

Strategic Direction	Objective/Action	Comment	Fulfilment
BALANCED GROWTH	Objective 2: strengthen and grow Sydney's	The Planning Proposal is consistent with the Discussion Paper in 2012,	YES

Strategic Direction	Objective/Action	Comment	Fulfilment
	centres. Action 2.1: Adopt the centre types (see Table 1) in subregional and local planning.	which made it clear that centres should be a focus for future development in both existing and new areas, with many submissions detailing the benefits of urban renewal, including improvements to the appearance of places through new, well-designed development and improvements to their operation and function. These kind of improvements stimulate investment in local businesses, helping to create interest and confidence in an area.	
A LIVEABLE CITY	Objective 7: Deliver well-designed and active centres that attract investment and growth. Action 7.1 Work with the community and local government to plan for centres growth and identify new centres.	The Planning Proposal facilitates the continued renewal of the Canley Heights retail and commercial Local Centre. The future design of the building will reflect current planning controls and building standards and will be designed to efficiently integrate with adjoining commercial buildings.	YES
PRODUCTIVITY AND PROSPERITY	Objective 10: Provide capacity for jobs growth and diversity across Sydney. Objective 15: Provide for a good supply of retail space.	The Planning Proposal will aid in the creation of future jobs in the area. The Planning Proposal is consistent with the Metropolitan Strategy for Sydney, which aims to provide a good supply of retail space to meet the changing needs of our growing population, helping to support the goal of building liveable centres in NSW 2021.	YES
HEALTHY AND RESILIENT ENVIRONMENT	Objective 18: use energy, water and resources efficiently.	The future redevelopment of the subject site will seek to use energy, water and resource efficient methods in construction and operation.	YES

Table C - The draft West Central Subregion Strategy

Key Direction	Key Action	Comment	Fulfilment
PROVIDE LOCAL EMPLOYMENT OPPORTUNITIES	Prepare Principal LEPs which provide sufficient zoned commercial and employment Lands to meet employment capacity targets. (WC A1.1.1)	The Planning Proposal seeks to increase retail and commercial floor space through the future development of the subject site. The Planning Proposal will aid in reaching the employment capacity target of 61,000 new jobs for the subregion by 2031. In order to provide new employment opportunities, expansion of key commercial centres should be given priority	YES

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

The Fairfield City Plan 2012 - 2022

The Fairfield City Plan 2012-2022 ('the City Plan') sets the Community's Vision, Priorities and Outcomes for Fairfield City over the next 10 years. Of relevance to the

Planning Proposal are those goals that deal specifically with economy and employment.

The table below details how the planning proposal is consistent with the relevant commercial and employment goals contained within City Plan.

Theme	Goal	Comment	Fulfilment
LOCAL ECONOMY AND EMPLOYMENT	A range of employment opportunities and a workforce with a variety of skills. Having vibrant, safe and attractive places for shopping and access to services.	The Planning Proposal is consistent with the relevant Local Economy and Employment goals in that it has the potential to provide a range of retail and commercial employment opportunities and will contribute to the ongoing renewal of the Canley Height Local Centre. The Planning Proposal will aid in maintaining the vibrant, safe and attractive urban environment	YES

Fairfield City Retail and Commercial Centres Study 2005

The Fairfield Retail and Commercial Centres Study 2005 and associated Retail and Commercial Centres/Activities Policy (2006) were developed to help provide a strategic framework for retail and commercial development in the City including consideration of development and rezoning applications.

The Study developed a hierarchy for various centres in the City depending on their function and scale, with Canley Heights being identified as one of 9 middle order local centres that lead to the B2 Local Centre zoning being applied to the site under the Fairfield LEP 2013.

A review of the Retail Study has recently commenced, with retailing and population data underpinning directions in the current review. Of the current criteria in the retail policy of critical relevance to this planning proposal is the recommended range in the provision of retail floor space for local centres (such as Canley Heights) of between 5,000 – 10,000sqm.

An analysis of the total provision of retail and commercial floor space currently in Canley Heights Centre (both ground and floors above) is approximately 18,206sqm. Although this exceeds the above range contained in the Retail Study, this does not discount consideration of the current rezoning proposal as:

- **The overall retail/commercial footprint for Canley Heights has not expanded significantly since 2005** and it is likely the centre already exceeded the 5,000 -10,000sqm range in 2005.

- **There are limited shop vacancies in Canley Heights** indicating the rezoning proposal will not undermine other retail/commercial tenancies in the centre.
- **The Retail Study 2005 does not discount the expansion of a local centre** above 10,000sqm where:
 - The proposal will result in an outcome consistent with the role of a local centre;
 - Any expansion proposal does not unacceptably affect the range of services available in nearby local or neighbourhood centres;
 - The economic viability of the proposed expansion does not rely upon an expansion in the existing trade area of a local centre; and
 - The proposal will strengthen the viability of a centre.

A detailed assessment of the above issues was undertaken as part of an Economic Impact Assessment (EIA) required by Council following initial consideration of the Planning Proposal in April 2014 and is addressed under the next section of this report.

Economic Impact Assessment (EIA) – 46 Derby Street, Canley Heights

The applicant has submitted to Council an Economic Impact Assessment (refer Attachment D) for the site in response to Council's resolution of 8 April 2014 (refer Attachment A). The EIA has been independently reviewed by Council's consultant Norling Consultants (refer Attachment E). The review concluded that the proposal is likely to complement the existing Canley Heights Local Centre with economic impacts being minimal for the following reasons:

- a. The subject site is located at the edge of an existing centre – Canley Heights local centre;
- b. While zoned for high density residential uses, the subject site is relatively isolated from other residential land due to its location between a private and public car park and associated traffic movements and noise;
- c. Redeveloping the site into centre uses therefore appears to be a logical solution;
- d. The proposal represents only a small increase to the commercial and retail floor space and therefore potential impacts are likely to be spread across a large number of retailers and would not be substantial;
- e. The provision of additional retail and commercial floor space would benefit residents providing a wider choice, competitive pricing and new facility thus improving the shopping experience; and

- f. It is understood that the Canley Heights centre is currently trading well, the shopping precinct is popular and receives strong patronage from local residents.

It is the view of Council's consultants that provided the proposal can be suitably integrated with the Canley Heights Local Centre, there are unlikely to be any significant impacts upon the existing centre and the surrounding centres hierarchy. Furthermore, the proposal could potentially complement and improve upon the existing centre.

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
SEPP 19 – Bushland in Urban Areas	Yes	This planning proposal does not contain provisions that would affect the application of the SEPP.
SEPP 21 – Caravan Parks	N/A	
SEPP 30 – Intensive Agriculture	N/A	
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	N/A	
SEPP 33 – Hazardous and Offensive Development	N/A	
SEPP 50 – Canal Estate Development	N/A	
SEPP 55 – Remediation of Land	Yes	This planning proposal does not contain provisions that would affect the application of the SEPP.
SEPP 62 – Sustainable Aquaculture	N/A	
SEPP 64 – Advertising and Signage	Yes	This planning proposal does not contain provisions that would affect the application of the SEPP.
SEPP 65 – Design Quality of Residential Flat Development	N/A	
SEPP 70 – Affordable Housing (Revised Schemes)	N/A	
SEPP (Affordable Rental Housing) 2009	N/A	
SEPP (Building Sustainability Index: BASIX) 2004	N/A	
SEPP (Exempt and Complying Development Codes) 2008	N/A	
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	
SEPP (Infrastructure) 2007	N/A	
SEPP (Major Development) 2005	N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
SEPP (Miscellaneous Consent Provisions) 2007	N/A	
SEPP (State and Regional Development) 2011	N/A	

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	YES	This planning proposal does not contain provisions that would affect the application of the SEPP.
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	YES	This planning proposal does not contain provisions that would affect the application of the SEPP.
GMREP No.2 – Georges River Catchment	YES	This planning proposal does not contain provisions that would affect the application of the SEPP.

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	Consistency	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	- Encourage employment growth in suitable locations - Protect employment land in business and industrial zones - Support the viability of identified strategic centres.	The Planning Proposal is consistent with the provisions in clause 4 of Section 117 Direction 1.1 Business and Industrial Zones, in that it: - Retains the areas and locations of existing business zones, - Will not reduce the total potential floor space area for employment uses and related public services in business zones, and - Will not reduce the total potential floor space area for industrial uses in industrial zones. The Planning Proposal is also consistent with the objectives of the Direction in the following respects: - Encourage employment growth through an edge-of-centre expansion of the Canley Heights Local Centre. The increased retail and commercial floor space will aid in the continued renewal of the Canley Heights Local Centre which has undergone on-street renewal by the Council. - The Planning Proposal will not inhibit this directions objective of protecting employment land in business and industrial zones, and - The Planning Proposal will	YES

Section 117			
Direction No. and Title	Consistency	Planning Proposal	Comply
		support the viability of identified strategic centres as part of the Metropolitan Plan or the Draft Metropolitan Strategy for Sydney.	
1.2 Rural Zones	Protect agricultural production value of rural land.	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	N/A	N/A
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	N/A.	N/A
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	N/A	N/A
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The planning proposal does not relate to a property of heritage significance as identified under Fairfield LEP 2013 nor is it within close proximity to an item of environmental heritage.	N/A
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	N/A	N/A
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	- Encourage a variety and choice of housing types to provide for existing and future housing needs - Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services - Minimise the impact of residential development on the environment and resource lands.	The Planning Proposal is inconsistent with clause 4 and 5 of this Direction. Despite the inconsistency, clause 6 states that an inconsistency with the a planning proposal may be inconsistent with the terms of this Direction only if the relevant planning authority can satisfy the Director-General that the provisions of the planning proposal that are inconsistent are justified in such a way as outlined in clause 6. The Planning Proposal is in accordance with the following regional strategic studies: - Fairfield City Retail and Commercial Centres Study, Prepared by Fairfield City Council and dated June 2005; - The draft Fairfield Residential Development Strategy 2009,	Justifiably Inconsistent

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
		prepared by Fairfield City Council; and • Draft West Central Subregion Strategy. These strategies and studies have been addressed in section B of Part 3 of this Planning Proposal. The Planning Proposal could also be considered to be of minor significance when considering the land area and the loss of residential land area and gain in business zoned land in the Canley Heights Local Centre. For this reason the Planning Proposal is considered as being of "minor significance" when considering the scope of existing planning strategies.	
3.2 Caravan Parks and Manufactured Home Estates	▪ Provide for a variety of housing types ▪ Provide opportunities for caravan parks and manufactured home estates.	N/A	N/A
3.3 Home Occupations	▪ Encourage the carrying out of low-impact small businesses in dwelling houses.	Rezoning of the subject site to B2 Local Centre will permit shop top housing on the site in the future. The carrying out of home occupations will continue to be permissible.	N/A
3.4 Integrating Land Use and Transport	▪ Improve access to housing, jobs and services by walking, cycling and public transport. ▪ Increase choice of available transport and reducing car dependency. ▪ Reduce travel demand and distance (especially by car) ▪ Support the efficient and viable operation of public transport services ▪ Provide for the efficient movement of freight	The planning proposal, located on a site adjoining a local centre, improves access to increased jobs and services for the surrounding local population by walking, cycling and public transport, thereby reducing car dependency and support the efficient and viable operation of public transport (bus) services.	YES
3.5 Development Near Licensed Aerodromes	▪ Ensure effective and safe operation of aerodromes ▪ Ensure aerodrome operation is not compromised by development ▪ Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures.	N/A	N/A
3.6 Shooting Ranges	▪ Maintain appropriate levels of public safety and amenity when rezoning land adjacent	N/A	N/A

Section 117			
Direction No. and Title	Consistency	Planning Proposal	Comply
	- to an existing shooting range, ▪ Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land ▪ Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.		
4. Hazard and Risk			
4.1 Acid Sulfate Soils	▪ Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	N/A	N/A
4.2 Mine Subsidence and Unstable Land	▪ Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	N/A	N/A
4.3 Flood Prone Land	▪ Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>. ▪ Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	N/A	N/A
4.4 Planning for Bushfire Protection	▪ Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. ▪ Encourage sound management of bush fire prone areas.	N/A	N/A
5. Regional Planning			
5.1 Implementation of Regional Strategies	▪ To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.	N/A	N/A
5.2 Sydney Drinking Water Catchments	▪ To protect water quality in the hydrological catchment.	N/A	N/A
5.3 Farmland of State and Regional	▪ Ensure that the best agricultural land will be	N/A	N/A

Section 117 Direction No. and Title	Consistency	Planning Proposal	Comply
Significance on the NSW Far North Coast	available for current and future generations to grow food and fibre. - Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning - Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	- Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route - Prevent inappropriate development fronting the highway - Protect public expenditure invested in the Pacific Highway - Protect and improve highway safety and efficiency - Provide for the food, vehicle service and rest needs of travellers on the highway - Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns.	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	Draft LEPs shall not contain provisions that enable the carrying out of development, either with or without development consent, which at the date of this direction, could hinder the potential for development of a Second Sydney Airport at Badgerys Creek	N/A	N/A
5.9 North West Rail Link Corridor Strategy	Draft LEPs must: - promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) - ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure	N/A	N/A

Section 117			
Direction No. and Title	Consistency	Planning Proposal	Comply
	Plans		
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	The Planning Proposal is substantially consistent with the terms of this Direction. It is anticipated that the Planning Proposal will not include provisions which will require future development applications for the subject site to obtain the concurrence, consultation or referral to a Minister or public authority.	YES
6.2 Reserving Land for Public Purposes	- Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes - Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	N/A	N/A
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	The planning proposal is consistent with this direction. The planning proposal seeks to rezone the site without including any unnecessarily restrictive planning controls	Yes
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Planning proposal shall give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Plan for Sydney 2036 and the Draft Metropolitan Strategy for Sydney 2031.	The proposal will formalise an existing approved employment use on the subject site and retain employment uses in a location where similar industry types have already accumulated. It is therefore considered that although the proposal is relatively minor in nature and scale, it is consistent with a number of objectives of the Metropolitan Plan for Sydney to 2036 including: Strategic Direction E – Growing Sydney's economy E1: Ensure adequate land supply for economic activity investment and jobs in the right locations. - E3: To provide employment lands to support the economy's freight and industry needs. - E5: To increase and	YES