

Draft Fairfield Local Environmental Plan 1994 Amendment No. 131 - Rezoning of 46 Cobbett Street and 1184 The Horsley Drive, Wetherill Park

Proposal Title :	Draft Fairfield Local Environmental Plan 1994 Amendment No. 131 - Rezoning of 46 Cobbett Street and 1184 The Horsley Drive, Wetherill Park		
Proposal Summary :	To rezone 5,547 square metres of land at 46 Cobbett Street, Wetherill Park, and 1,838 square metres at 1184 The Horsley Drive, Wetherill Park, to permit high density residential development.		
PP Number :	PP_2011_FAIRF_003_00	Dop File No :	11/19513

Planning Team Recommendation

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

- S.117 directions :
- 2.1 Environment Protection Zones
 - 2.3 Heritage Conservation
 - 3.1 Residential Zones
 - 3.3 Home Occupations
 - 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 the proposal proceed, subject to the following conditions:

1. Council prepare and include in the Planning Proposal, Height and Floor Space Ratio controls for the subject site. The revised Planning Proposal should be submitted to the Department's Sydney West Regional Director for approval, prior to its exhibition;
2. Council obtain written approval from the Roads and Maritime Services (former RTA) for the proposed rezoning of Part Lot 2 DP 1032608 (1184 The Horsley Drive Wetherill Park) to satisfy the requirements of Direction 6.2;
3. The Planning Proposal be revised to include an accurate reference to Local Planning Direction 7.1 (Implementation of the Metropolitan Plan for Sydney 2036) and demonstrate consistency of the Planning Proposal with the Metropolitan Plan for Sydney 2036;
4. The Planning Proposal be publicly exhibited for 28 days; and that
5. The Planning Proposal be completed within 6 months.

Supporting Reasons : It is considered that the Planning Proposal has merit for progression.

The proposed 2(b) Residential rezoning will facilitate the development of high density housing on the subject site, which will help support the growth of Prairiewood as a strategically important centre and accommodate the future population in the Fairfield LGA.

Panel Recommendation

Recommendation Date : 15-Dec-2011 Gateway Recommendation : **Passed with Conditions**

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

1. Council is to ensure the planning proposal clearly explains the relationship of the planning proposal to Fairfield LEP 1994 and the timing of Council's draft Comprehensive LEP 2011 for the purposes of public exhibition.

Draft Fairfield Local Environmental Plan 1994 Amendment No. 131 - Rezoning of 46 Cobbett Street and 1184 The Horsley Drive, Wetherill Park

2. Council is to prepare maps relating to the proposed Height and FSR controls in accordance with the Department's Standard Technical Requirements for LEP Maps, prior to the commencement of public exhibition.

3. Council is to revise the planning proposal to accurately reference S117 Direction 7.1, which should be 'Implementation of the Metropolitan Plan for Sydney 2036', and ensure the planning proposal is consistent with the Local Planning Direction.

4. In order to satisfy the requirements of S117 Direction 6.2 Reserving Land for Public Purposes, Council are to undertake further consultation with Roads and Maritime Services in order to obtain written confirmation of the rezoning of the subject land and include this with the planning proposal for exhibition purposes.

5. 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).

6. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

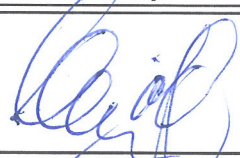
- Endeavour Energy
- Roads and Maritime Authority
- Sydney Water
- Transport for NSW

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

7. 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).

8. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:



Printed Name:

Neil McCaffin

Date:

21.12.11