

**Draft Fairfield Principal Local Environmental Plan - Housekeeping Amendment**

Proposal Title : **Draft Fairfield Principal Local Environmental Plan - Housekeeping Amendment**

Proposal Summary : **This planning proposal seeks to facilitate various housekeeping amendments to the draft Fairfield LEP 2011, including land use rezoning's (and subsequent amendments to the applicable development controls for such land); updates to Schedule 1; in addition to minor amendments to the Zoning, Key Sites, Heritage and Land Reservation Acquisition maps.**

PP Number : **PP\_2012\_FAIRF\_005\_00**      Dop File No : **12/18640**

**Proposal Details**

Date Planning Proposal Received :	<b>19-Nov-2012</b>	LGA covered :	<b>Fairfield</b>
Region :	<b>Sydney Region West</b>	RPA :	<b>Fairfield City Council</b>
State Electorate :	<b>FAIRFIELD SMITHFIELD</b>	Section of the Act :	<b>55 - Planning Proposal</b>
LEP Type :	<b>Housekeeping</b>		

**Location Details**

Street :	<b>21 Phelps Street</b>		
Suburb :	<b>Canley Vale</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>Lot 5 in DP 22203</b>		
Street :	<b>80-84 Brisbane Road</b>		
Suburb :	<b>St Johns Park</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>Lot 1 in DP 1079685</b>		
Street :	<b>620 Elizabeth Drive</b>		
Suburb :	<b>Bonnyrigg</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>Lot 1 in DP 781418</b>		
Street :	<b>99 &amp; 115 Meadows Road</b>		
Suburb :	<b>Mount Pritchard</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>Lot 10 in DP 515019 and Lot 3 in DP 210350</b>		
Street :	<b>400 Cabramatta Road West</b>		
Suburb :	<b>Cabramatta</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>Lot 1 in DP 29449</b>		
Street :	<b>34 Homebush Street</b>		
Suburb :	<b>St Johns Park</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>Part Lot 129 in DP 259188</b>		
Street :	<b>19 Villawood Road</b>		
Suburb :	<b>Villawood</b>	City :	<b>Fairfield</b>
Land Parcel :	<b>This planning proposal relates to the State Heritage Item (I01278) in Villawood.</b>		

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Street : 51-57 Oxford Street  
Suburb : Smithfield City : Fairfield Postcode : 2164  
Land Parcel :  
Street :  
Suburb : City : Postcode :  
Land Parcel : This planning proposal also contains provisions which relate to land at the southern side of Smithfield Road, between Polding Street and Prospect Creek

### DoP Planning Officer Contact Details

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### RPA Contact Details

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### DoP Project Manager Contact Details

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### Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro West Central subregion	Consistent with Strategy :	Yes
MDP Number :	0	Date of Release :	
Area of Release (Ha) :	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **LOBBYIST STATEMENT**  
At this time, to the best of the Regional Team's knowledge, there have been no meetings or communications with lobbyists regarding this planning proposal.

**Supporting notes**

Internal Supporting  
Notes :

**BACKGROUND TO PLANNING PROPOSAL**

At an Ordinary meeting on 24 April 2012, Council endorsed to forward the draft Fairfield Local Environmental Plan 2011 (dLEP), as amended by the resolutions of that meeting, to the Department of Planning and Infrastructure for finalisation. At this meeting Council also resolved to undertake further review of various zoning matters raised in response to the exhibition of the dLEP, with any zoning variations to be addressed by Council as part of a separate planning proposal.

The draft Fairfield LEP was submitted to the Department in May 2012 for finalisation and gazettal. This draft plan is currently under consideration by the Department.

On 24 July 2012, a resolution was passed by Council to commence the first housekeeping planning proposal to the dLEP. This planning proposal seeks to facilitate various site specific rezoning's (discussed below) to reflect the current and intended use of certain land, as well inconsequential amendments to correct several anomalies identified in the dLEP relating to Schedule 1; and the zoning; key sites, heritage and land reservation acquisition maps.

On 19 November 2012, the housekeeping proposal was received by the Department for Gateway Determination.

Further background information to this proposal is included on pages 6-10 of the planning proposal, and in the Council report (dated 10 July, 2012), attached.

Also attached is a copy of Council's covering letter (dated 13 November 2012), Minutes of the Ordinary Meeting of Council on 24 July 2012; aerial photographs of the sites relevant to this proposal, and supporting maps.

**BACKGROUND TO PROPOSED REZONINGS**

This proposal contains provisions which seek to facilitate the rezoning of certain land in Canley Vale, St Johns Park, Bonnyrigg and Mount Pritchard. The rationale for Council's proposed rezonings are discussed below:

**\*Rezoning of 21 Phelps Street, Canley Vale (Lot 5 DP22203):**

The above mentioned site in Canley Vale is zoned 2(a1) Residential A1 under the existing Fairfield LEP 1994, and R3 Medium Density Residential under the draft Fairfield Principal LEP.

This proposal seeks to rezone the land at 21 Phelps Street, Canley Vale from R3 Medium Density Residential to B2 Local Centre, under the dLEP. The proposed rezoning is the result of Council's consideration of a submission received from the owners of this land regarding the exhibited dLEP, which sought support for the rezoning of this site to allow future mixed use development on the site, which was previously approved under a DA by Council.

At an Ordinary meeting on 24 April 2012, Council resolved to prepare a planning proposal to facilitate the rezoning of this site, having considered the rezoning request to have merit for progression due the presence of an approved DA for the commercial development of this site, and compatibility of the propose zone with the B2 zoning of the adjacent land to the north/west, under the dLEP(refer to page 6 of the attached proposal).

**\*Rezoning of part of the site at 80-84 Brisbane Road (Triglav Club), St Johns Park (Lot 1 DP1079685):**

While the above mentioned site is zoned 2(a) Residential A under the existing Fairfield LEP 1994, Council resolved to zone this site RE2 Private Recreation under the draft LEP, in light of advice received from the Department (dated May 2009) that club sites be accommodated where possible in the B2 Local Centre; B3 Commercial Core; B4 Mixed Use, as well as RE2 Private Recreation zones, under the draft LEP, as 'registered clubs' are not listed as a permissible use in residential zones under the Standard Instruments

LEP.

This proposal seeks to adjust the zoning boundary of this site, and facilitate the rezoning of the rear portion of the land (fronting Runcorn Street) from RE2 Private Recreation to R2 Low Density Residential. This proposed rezoning is the result of Council's consideration of a submission received from the Triglav Club on the draft LEP, and seeks to reflect a recent approval (DA235.1/2012) for the residential subdivision of this portion of the site into 6 residential allotments.

**\*Rezoning of 620 Elizabeth Drive, Bonnyrigg (Lot 1 DP781418):**

This vacant site is owned by the Bonnyrigg Sports Club and is zoned 2(a) Residential A under the Fairfield LEP 1994, and RE2 Private Recreation under the dLEP.

The proposed rezoning of this site to R2 Low Density Residential arose from Council's consideration of a submission received from the land owners, which sought the retention of the existing residential zoning of the club site under the Fairfield LEP 1994, having objected to the proposed RE2 Private Recreation zoning of the site under the dLEP as it was inconsistent with the intended use of the site.

The proposed rezoning will have the effect of translating the existing zoning controls for this land under the Fairfield LEP 1994, into the equivalent Standard Instrument zone under the dLEP.

**\*Rezoning of 99 & 115 Meadows (Mounties Club), Mount Pritchard (Lot 10 DP515019 & Lot 3 DP 210350):**

The subject sites are currently zoned 2(a) Residential A under the Fairfield LEP 1994, and R2 Low Density Residential under the draft Fairfield LEP.

This proposal seeks to rezone this land from R2 to RE2 Private Recreation, to provide certainty to allow for future club uses (including car parking) on this land, as 'registered clubs' are not listed as a permissible use in residential zones under the Standard Instrument LEP. The proposed rezoning accords with the advice Council received from the Department, relating to the zoning of club sites under the draft Fairfield LEP.

#### **POLITICAL DONATIONS DISCLOSURE STATEMENT**

The political donation disclosure laws commenced on 1 October, 2008. The legislation requires public disclosure of donations or gifts for certain circumstances relating to the Planning system.

The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

"A formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument..."

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Director General is required to disclose all reportable political donations (if any).

No disclosures were provided for this planning proposal.

External Supporting  
Notes :

#### **Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? Yes

Comment : The application clearly identifies the intent of this planning proposal to amend the draft Fairfield Local Environmental Plan 2011, to facilitate the rezoning of certain land to ensure consistency with the current or intended future uses; promote orderly development of land and deliver certainty in relation to land use permissibility; and ensure adequate translation of current zoning provisions into the new Fairfield Principal LEP (refer to pages 4 to 5 of the attached proposal).

**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? Yes

Comment : The application contains an adequate explanation of provisions (refer to pages 6-10 of the attached planning proposal).

The key amendments proposed to the draft Fairfield Principal LEP are outlined in Parts 1 & 2 and Appendix B and C of the attached proposal, and include the following:

\*Rezone land at 21 Phelps Street, Canley Vale (Lot 5 DP 22203) from a R3 Medium Density Residential to a B2 Local Centre zone, and apply the FSR and height controls relevant to the surrounding B2 zones to this parcel of land(as outlined in Appendix C of the proposal);

\*Rezone part of the site at 80-84 Brisbane Road, St Johns Park (Lot 1 DP 1079685) from an RE2 Private Recreation to part R2 Low Density Residential zone.  
The proposal also seeks to apply the development controls relevant to the surrounding R2 zoned land to the portion of the site subject to the rezoning (as outlined in Appendix C of the proposal);

\*Rezone land at 620 Elizabeth Drive, Bonnyrigg (Lot 1 in DP781418) from RE2 Private Recreation to R2 Low Density Residential. The proposal also seeks to apply the relevant R2 development controls to this land parcel(as outlined in Appendix C of the proposal);

\*Rezone land at 99 and 115 Meadows Road, Mount Pritchard (Lot 10 in DP515019; and Lot 3 in DP210350) from R2 Low Density Residential to RE2 Private Recreation, and remove the development controls applying to this land;

\*Update Schedule 1 and the corresponding Key Sites Map, to include the site at 400 Cabramatta Road West, Cabramatta (Lot 1 in DP 29449) in Item 6;

\*Update the relevant dLEP zoning map to assign the correct label to the strategic bus corridor located on the southern side of Smithfield Road, Smithfield (between Polding Street and Prospect Street), that is zoned SP2 Infrastructure. The proposal also seeks to update the Land Reservation Acquisition Map to incorporate this parcel of land, which is intended to be acquired by the Roads and Maritime Services (RMS);

\*Amend the relevant dLEP zoning map to apply the correct colour to the proposed RE1 Public Recreation zoned land at 34 Homebush Street, St Johns Park (part Lot 129 in DP259188);

\*Amend the relevant dLEP heritage map to include the curtilage of the Villawood Station Precinct for the state listed heritage item (Item No.101278 - Villawood Railway Station Group) at 19 Villawood Road, Villawood; and

\*Amend the relevant dLEP zoning map to apply the correct colour to the proposed RE1 zone at 51-57 Oxford Street, Smithfield. The proposal also seeks to amend the relevant FSR and Height maps, to remove the proposed height and FSR controls for this site under the dLEP.

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

\* May need the Director General's agreement

- 1.1 Business and Industrial Zones**
- 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**

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

- SEPP No 1—Development Standards**
- SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development**
- SEPP No 19—Bushland in Urban Areas**
- SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)**
- SEPP No 60—Exempt and Complying Development**
- SEPP (Building Sustainability Index: BASIX) 2004**
- SEPP (Exempt and Complying Development Codes) 2008**
- SEPP (Housing for Seniors or People with a Disability) 2004**
- SEPP (Infrastructure) 2007**
- SEPP (Temporary Structures and Places of Public Entertainment) 2007**
- SEPP (Affordable Rental Housing) 2009**

e) List any other matters that need to be considered :

**SECTION 117 DIRECTIONS**

**1.1 BUSINESS AND INDUSTRIAL ZONES**

This direction seeks to encourage employment growth in suitable locations; protect employment land in business and industrial zones, and support the viability of identified strategic centres.

This direction is relevant as this planning proposal contains provisions which seek to rezone land at 21 Phelps Street, Canley Vale to a proposed B2 Local Centre zone. It is considered that this proposal is generally consistent with this direction as the proposed rezoning will encourage local employment growth in a suitable location by enabling the approved future commercial development of this site, which is well located in close proximity to existing transport infrastructure, including the Canley Vale railway station to the east.

**2.3 HERITAGE CONSERVATION**

This direction seeks to facilitate the conservation of items, areas, objects, and places of environmental heritage significant and indigenous heritage significance.

The planning proposal seeks to amend the relevant heritage map to include the Villawood Station Precinct heritage curtilage in the State listed heritage item (I01278) identified 19 Villawood Road, Villawood. This proposed amendment will ensure consistency with the State Heritage Register, and conservation of this state listed heritage item.

The proposed amendment is considered consistent with this direction as it seeks to rectify an anomaly that occurred in the identification of the Villawood Railway Station group as a State listed heritage item on the dLEP heritage map. As noted in Table E of the proposal, this proposed change will clarify the curtilage of the heritage precinct associated with the station building.

Notwithstanding the above, Council should be required to consult with the Office of Environment and Heritage regarding the State heritage item that is subject to this

housekeeping proposal.

### 3.1 RESIDENTIAL ZONES

Part 3 of the proposal indicates compliance of this planning proposal with Ministerial Direction 3.1 'Residential Zones' (refer to page 16 of the attached proposal).

However, this direction specifies (in part) that a proposal must 'not contain provisions which will reduce the permissible residential density of land'.

While this planning proposal seeks to rezone part of the site at 80-84 Brisbane Road, St Johns Park to provide greater certainty for future residential on a portion of the site; and land at 620 Elizabeth Drive, Bonnyrigg from private recreation to low density residential (to facilitate the retention of the existing residential zoning provisions for this land under the Fairfield LEP 1994), this proposal also contains provisions which will reduce the permissible residential density of land through the rezoning of the site at 99 & 115 Meadows Road, Mount Pritchard for private recreational purposes, and land at 21 Phelps Street, Canley Vale for business uses under the dLEP, which is contrary to the provisions of this Direction.

While this proposal contains provisions which will result in a loss of certain residential zoned land for private recreation and local centre purposes, it is considered that the proposed rezonings will deliver a greater community benefit by enabling the future development of employment generating uses on these sites, which are well located proximate to existing housing and transport infrastructure.

It is considered that any inconsistency of the planning proposal with this direction is justified on the grounds that it is of 'minor significance'.

In light of the above, the inconsistency of this proposal with Direction 3.1 is considered to be of minor significance and the regional team recommends that the Director General agree that the proposal may proceed on this basis.

### 3.4 INTEGRATING LAND USE AND TRANSPORT

It is considered that this planning proposal is consistent with this direction as it contains provisions which will assist in improving access to housing and jobs in the Fairfield LGA by active and public transport, and viable operation of existing transport services.

The proposed rezoning of part of the site at 80-84 Brisbane Road, St Johns and land at 620 Elizabeth Drive, Bonnyrigg involve minor extensions to the existing residential zoned land surrounding these sites, and as such is not considered to have any significant impact on existing infrastructure. Both of these sites are located proximate to existing transport services.

The planning proposal will also support the viable operation of existing public transport services, as the proposed local centre rezoning of land at 21 Phelps Street, Canley Vale will allow for the future development of an approved mixed use on this site, which is located in close proximity to the Liverpool to Parramatta Transit-way and local Cabramatta to Lansvale bus service operating on McBurney Road to the south.

The proposal to rezone the site at 99 & 115 Meadows Road, Mount Pritchard to allow for the intended for future club uses on this site will improve access to jobs by walking and public transport, as the site is located proximate to existing transport services and housing, with the predominant zoning of the land surrounding the site under the dLEP being R2 Low Density Residential.

### 4.3 FLOOD PRONE LAND

It is considered that this planning proposal is not inconsistent with this Direction, as the sites subject to the proposed rezoning have not been identified by Council as being affected by mainstream flooding. However, it is noted in Table E of the attached proposal that Fairfield's existing urban area is located within the Georges River Catchment flood plain.

While none of the sites have been identified as being at a significant risk from overland flooding it is noted that any subsequent development on the subject sites that are proposed to be rezoned, will be required to have regard to the flood management controls contained in Chapter 11 of Council's City Wide Development Control Plan.

#### **6.1 APPROVAL AND REFERRAL REQUIREMENTS**

Direction 6.1 seeks to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

It is considered that this proposal is generally consistent with this Direction as it does not contain additional provisions which require concurrence, consultation or referral of development applications for the subject lands, to a Minister or public authority.

#### **6.3 SITE SPECIFIC PROVISIONS**

Part 3 of the proposal indicates that this proposal is consistent with this Direction. While the proposal contains provisions which seek to amend the applicable development controls for certain sites under the dLEP, it does not seek to impose any unnecessarily restrictive site specific planning controls.

#### **7.1 IMPLEMENTATION OF THE METROPOLITAN PLAN FOR SYDNEY 2036**

It is considered that the planning proposal is generally consistent with the objectives of the Metropolitan Plan for Sydney 2036.

#### **COMPLIANCE WITH RELEVANT STATE ENVIRONMENTAL PLANNING POLICIES AND REGIONAL ENVIRONMENTAL PLANS (DEEMED SEPPs)**

Part 3 of the Planning Proposal indicates that the proposal is not inconsistent with any relevant SEPP of SREP.

#### **STANDARD INSTRUMENT (LEPs) ORDER 2006**

It is considered that this planning proposal is generally consistent with the Standard Instrument (Local Environmental Plans) Order 2006.

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

As previously outlined, this planning proposal is inconsistent with section 117 Direction 3.1 'Residential Zones' as the proposal contains provisions which will reduce the permissible residential density of certain land in the Fairfield LGA.

Notwithstanding the above, it is recommended that the Director General (or delegate) agree to the inconsistency of this proposal with Direction 3.1 on the grounds that it is considered to be of 'minor significance'.

#### **Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

Council has submitted a number of maps in support of this proposal, which are included in Appendix B.

These maps identify the proposed amendments to the zoning, key sites and heritage maps under the dLEP.

However, it is noted that a map identifying Council's proposed changes to the Land Reservation Acquisition map under the dLEP (which relates to the strategic bus corridor between Polding Street and Prospect Street), was not included in Council's submission. In this light, it is recommended that such a map be included prior to exhibition of this planning proposal, to ensure the intent of Council's proposal is clearly communicated.

It is also recommended that Council include maps which identify both the existing and proposed zoning of the sites relevant to this proposal, prior to exhibition.



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### Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : Council has prepared a consultation strategy, which it seeks to implement in the event that this proposal is granted approval to proceed to public exhibition (refer to page 21 of the attached proposal).

Council intends to give notification of the public exhibition of this proposal through advertisements in the local newspaper; and distribution of letters to the owners of the properties subject to the proposed rezonings, as well as the owners/occupiers of land located within a 50 metre radius of these sites.

Details pertaining to Council's proposed timeframe for exhibition of this proposal have not been provided. However, given the nature of this proposal, the Regional Team considers the application of a 28 day public exhibition period to be appropriate.

### Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

### Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment : It is considered that this planning proposal has merit to progress to Gateway Determination. The Regional Team recommends that this proposal proceed, subject to the conditions listed in the 'Recommendations' section of this report.

## Proposal Assessment

### Principal LEP:

Due Date :

Comments in relation to Principal LEP : The Draft Fairfield LEP 2011 (dLEP) was publicly exhibited from 18 January 2012 to 14 March 2012.

The dLEP was submitted to the Department in May 2012 for finalisation and gazettal.

This draft LEP is currently under consideration by the Department.

### Assessment Criteria

Need for planning proposal : The need for this planning proposal has been adequately addressed by Council (refer to Part 3, Section A of the attached proposal).

This proposal is the outcome of Council's recommendations at an Ordinary meeting on 24 April 2012 and 24 July 2012, to address certain zoning issues arising from four submissions received on the dLEP, as well as various anomalies identified in the dLEP instrument and supporting maps endorsed by Council for submission to the Department for finalisation.

It is considered that this planning proposal will provide the best means of achieving Council's objectives, to correct the anomalies identified in the dLEP and will allow for further consultation regarding the proposed land use rezonings.

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Consistency with strategic planning framework :

It is considered that the planning proposal is generally consistent with the relevant strategic planning framework, including the Metropolitan Plan for Sydney 2036 and draft West Central Subregional Strategy.

The Metropolitan Plan for Sydney 2036 seeks to ensure the adequate supply of land and sites for residential development, with up to 70 percent of new housing in existing urban areas; locate 80 per cent of all new housing within the walking catchments of existing and proposed centres of all sizes with good public transport; enable residential and employment growth in areas where there is available or planned public transport capacity; and ensure more jobs are located closer to home.

The draft West Central Subregional Strategy seeks to provide for local employment opportunities; support population growth within the subregion; and allow for housing growth close to public transport corridors.

The outcomes of this planning proposal will assist Council to deliver the various objectives of the Metropolitan Plan for Sydney 2036 and draft West Central Subregional Strategy, as the proposal contains provisions which seek to allow for future commercial and residential development on certain land, which will assist in increasing local employment and housing opportunities, within close proximity to existing transport infrastructure.

Environmental social economic impacts :

The potential environmental, social and economic implications of the proposal have been adequately addressed by Council (refer to pages 19 to 20 of the attached proposal).

It is not anticipated that this proposal will generate any significant adverse environmental, social or economic impacts, as the proposal will essentially facilitate the correction of anomalies identified in the dLEP, and minor rezonings that seek to provide certainty about the current and intended future use of these sites.

### Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 Month** Delegation : **DDG**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage  
Transport for NSW  
Transport for NSW - Roads and Maritime Services**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

## Draft Fairfield Principal Local Environmental Plan - Housekeeping Amendment

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

### Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal.pdf	Proposal	Yes
Cover Letter_13 November 2012.pdf	Proposal Covering Letter	Yes
Council Report_10 July 2012.pdf	Study	Yes
Minutes of Ordinary Council Meeting_24 July 2012.pdf	Study	Yes

### Planning Team Recommendation

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

S.117 directions:

- 1.1 Business and Industrial Zones
- 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 the proposal proceed, subject to the following conditions:

1. The Director General (or delegate) agrees that the inconsistency of this planning proposal with s.117 Direction 3.1 'Residential Zones' is of minor significance.
2. Council includes a map identifying the existing zoning of the land subject to the proposed rezoning's, and proposed amendment to the Land Reservation Acquisition Map under the draft Fairfield Local Environmental Plan 2011, prior to the exhibition of this planning proposal.
3. Council consult with the Office of Environment and Heritage and NSW Roads and Maritime Services regarding this proposal.
4. This Planning Proposal be publicly exhibited for a period of 28 days.
5. This Planning Proposal be completed within 12 months from the week following the date of the Gateway Determination.

Supporting Reasons : This planning proposal is considered to have merit for progression.

Signature:

*R Cumming*

Printed Name:

*Rachel Cumming*

Date:

*30/11/2012*