

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

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.**

Panel Recommendation

Recommendation Date : **06-Dec-2012**

Gateway Recommendation : **Passed with Conditions**

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

- 1. Prior to undertaking public exhibition, Council is to amend the planning proposal to:**
 - (a) Provide current and proposed zoning maps, which clearly identify the land subject to the planning proposal. Current zoning maps are to be provided for land proposed to be included on the Land Reservation Acquisition Map and Key Sites Map;**
 - (b) Provide a draft Land Reservation Acquisition Map, which clearly identifies the site proposed to be subject to acquisition; and**
 - (c) Provide a map illustrating the relationship of 400 Cabramatta Road West, Cabramatta to the greater key sites area and provide greater context in the planning proposal to the need for this land to be identified as a key site.**

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 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012).

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

- Office of Environment and Heritage
- Transport for NSW
- Roads and Maritime Services

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.

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: _____

Date: _____