

1 BACKGROUND

The Fairfield Residential Development Strategy East (RDSE) identifies a target of 7,200 medium density dwellings, east of the Cumberland Highway, by 2031. This policy provides the criteria to guide proponent in determining the merits of seeking Council endorsement of planning proposals for medium density housing on larger lots within the Zone R2 Low Density Residential.

2 OBJECTIVES

The objectives of this policy are:

- 2.1 Provide for a diversity of housing type in keeping with a low density residential environment within the Zone R2 Low Density Residential.
- 2.2 Establish the criteria by which Council will consider planning proposals for medium density housing on larger lots within the Zone R2 Low Density Residential.
- 2.3 Guide proponents in their decision making regarding the suitability of their sites for medium density housing within Zone R2 Low Density Residential prior to preparing Planning Proposals.

3 DEFINITIONS

Large Lots are defined within the Section 5. Application & Implementation.

4 STAKEHOLDERS

- 4.1 Proponents seeking medium density development on their sites as property owners seeking development opportunities.
- 4.2 Residents and property owners within the Zone R2 Low Density Residential as affected persons adjoining sites.
- 4.3 Public as housing consumers seeking diverse housing opportunities.
- 4.4 Council staff as assessing officers.
- 4.5 Council as decision makers.

5 APPLICATION & IMPLEMENTATION

Application

- 5.1 Sites of 1300m² minimum area were in existence before policy coming into effect.
- 5.2 Sites are zoned R2 Low Density Residential east of the Cumberland Highway.
- 5.3 Sites have minimum width of 22 metres (or 25 metres on classified road) and depth of 22 metres.

- 5.4 Sites are not to be affected by medium or high risk flooding constraints.
- 5.5 Sites are within a walking distance of a railway station (800 metres) and bus stop used by a regular bus service (400 metres), or sites are within a 800 metre radius of a local, neighbourhood, town, mixed use centre with regular public transport.
- 5.6 Applicants to submit concept plans for proposed future redevelopment of a site, more detailed site investigations, consultation with the community and relevant State Government agencies.

Implementation

- 5.7 Proponents wishing to submit Planning Proposals for medium density development within the R2 Low Density Residential zone must demonstrate how they satisfy the requirements of this Policy, submitting supporting information as required.
- 5.8 Prior to submitting a proposal under this Policy, proponents should arrange to meet with council officers to obtain feedback on the merits of their proposal.
- 5.9 Planning Proposal seeking a medium density development within the R2 Low Density Residential Zone will be considered and reported to Council twice a year.

6 RELATED POLICIES/PROCEDURES/GUIDELINES

Fairfield Citywide Development Control Plan 2013

7 RELEVANT LEGISLATION

Environmental Planning and Assessment Act, 1979
Environmental Planning and Assessment Regulation 2000

8 VARIATION

Management of Council reserves the right to cease, modify or vary this policy and will do so in accordance with Council's established consultation processes.

9 REVIEW DATE

This policy will remain in effect until such time as an amendment or repeal is deemed necessary.

10 AUTHORISATION

Council Resolution on 12 May 2015, Item No.52. in Council's Outcomes Committee Minutes.