

PLANNING PROPOSAL

Rezoning of
No.131 Polding Street, Fairfield Heights
from
R3 – Medium Density Residential
to
B2 – Local Centre
Draft Fairfield Local Environmental Plan 2013
Amendment No.(Insert No.)

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1.0 INTRODUCTION/BACKGROUND

This Report has been prepared as a formal Planning Proposal to rezone land at 131 Polding Street, Fairfield Heights.

The owners of the site, Mr and Mrs Storok formally submitted a Planning Proposal with Fairfield Council for its consideration on 13 October 2011. From a technical viewpoint, Council Officers were supportive of the LEP amendment with a recommendation to the Outcomes Committee meeting of 14 May 2013 to in essence proceed with the Planning Proposal.

Notwithstanding the above recommendation at the Council Officer level, the application was not supported at Committee and Council meetings, where Council resolved at its Ordinary Meeting of 28 May 2013 to not proceed with the Planning Proposal.

Formal written notification was issued by Council on the 14 June 2013, hence the submission of the Pre-Gateway Review application.

The Pre-Gateway Review application was considered by the Sydney West Joint Regional Planning Panel at its meeting of 20 February 2014. Upon deliberation of the application, the Joint Regional Planning Panel (JRPP) recommended that the proposed instrument amendment should be submitted for a Gateway Determination. In addition, the JRPP also recommended that a Site Specific Development Control Plan (SSDCP) be prepared for the site. (Refer to Appendix C)

The subject site is located on the southern side of Polding Street, approximately 80m east of the intersection with The Boulevard. Polding Street is a main collector road in the Fairfield Local Government Area which runs east – west linking the City of Fairfield and Bossley Park.

At present, the site is currently occupied by a single storey cottage comprising of a clad home with roof tiles. The cottage is located at the front part of the site and the remainder of the site is vacant and used as private open space, with the exception of a shed in the south eastern corner, adjacent to the rear boundary.

Under Fairfield Local Environmental Plan 2013, the site is currently zoned R3 – Medium Density Residential.

The Planning Proposal seeks to amend the Fairfield Local Environmental Plan 2013 in relation to the subject site as follows:

- Rezone the site to B2 – Local Centre; and
- Seek an FSR of 1.5:1.

We are of the strong view that the Planning Proposal has strategic merit as it aligns and is consistent with:

- ❑ The Metropolitan Plan for Sydney 2036;
- ❑ The Sub Regional Metropolitan Strategy (west central);
- ❑ The relevant Section 117 Directions; and
- ❑ Fairfield Council's Residential Development Strategy.

As outlined in this report, the Planning Proposal will reasonably contribute to subregional housing and employment targets, and facilitate the strategic direction for the site and immediate surrounds.

2.0 SITE AND CONTEXT

2.1 Site Details

The subject site is located on the southern side of Polding Street, approximately 80m east of the intersection with The Boulevard. Polding Street is a main collector road in the Fairfield Local Government Area which runs east – west linking the City of Fairfield and Bossley Park.

The subject site is known as 131 Polding Street, Fairfield Heights. The property is also known as Lot 4, Section 5 in DP 957.

The subject site has a length of approximately 75.094 metres along its eastern and western boundaries; and 22.86 metres along its northern and southern boundaries. The site has a fall from the front to the rear. Refer to Figure 3 – Aerial Map.

The overall site area is approximately 1,716sqm.

The site currently has a single storey cottage comprising of a clad home with roof tiles (refer to Photograph 1). The cottage is located at the front part of the site and the remainder of the site is vacant and used as private open space, with the exception of a shed in the bottom south eastern corner. Access to the site is from a vehicular crossing and driveway located on the eastern side of the property where ample on site car parking is provided. (Refer to Photograph 2)



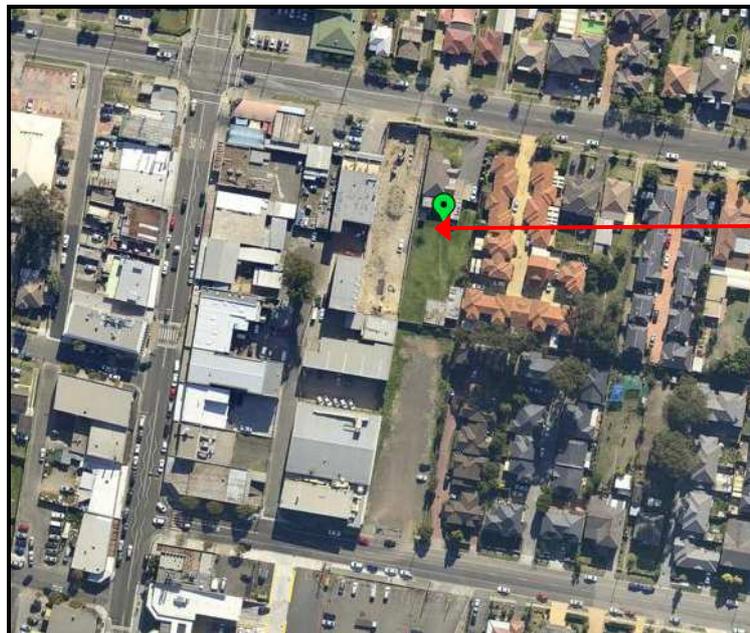
Photograph 1: Subject Site (No.131 Polding St) viewed from across the road looking south



Photograph 2: Subject Site No.131 Polding St

2.2 Site Context

The site is located within Fairfield Heights being a well established urban precinct in the south-west of the Sydney Metropolitan area. It is characterised by a diversity of land uses and building forms extending over multiple development eras, including detached dwellings, semi-detached dwellings, townhouses, commercial/retail buildings, and mixed-use buildings. (Refer to Figure One)



Subject site

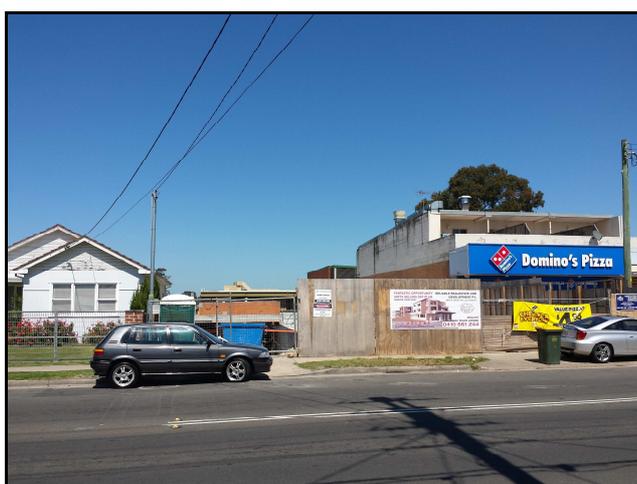
Figure 1: Aerial Photo of Subject Site (No.131 Polding Street)
Source: NearMap

In more immediate terms, the adjoining development to the east comprises of a medium density townhouse and villa development incorporating some fourteen (14) dwellings. Car parking for this development is accommodated on site and the driveway servicing the development is located in the centre of the site. (Refer to Photograph 3)



Photograph 3: Adjoining Development to the East depicting a medium density development at No.129 Polding Street

Immediately adjoining the site to the west, construction has recently commenced for a three storey high mixed use development. This site was previously occupied by a single storey dwelling. Adjoining this development site to the west is a commercial development including such uses as a Dominos Pizza (Refer to Photograph 4). Shop top housing is also evident at this location.



Photograph 4: Adjoining Development to the West depicting mixed use three storey development under construction at No.133 Polding Street & adjoining commercial development.

The northern side of Polding Street is comprised of detached single storey cottages with direct frontage and access rights to Polding Street (refer to Photograph 5).



Photograph 5: Adjoining Development across Polding Street to the North

The existing development to the south comprises of a vacant allotment (No.50 Stanbrook Street) which was recently approved by Fairfield Council (3 April 2013) for use as an at grade car park comprising of 58 spaces associated with the Assyrian Sports and Cultural Club. Although this land is zoned R3 – Medium Density Residential it is essentially used for commercial purposes as it is directly linked to the Assyrian Sports and Cultural Club. (Refer to Photograph 6).

Under existing use rights, nothing would preclude the Club lodging a development application for the intensification or expansion of its operations over this land.



Photograph 6: Adjoining land to the South – No.50 Stanbrook Street which was recently approved for usage as a 58 space car park associated with the Assyrian Sports & Cultural Club

3.0 THE PLANNING PROPOSAL

3.1 PART ONE – OBJECTIVES

In general terms, the objective or intended outcome of the proposed Local Environmental Plan amendment is to facilitate development for the purpose of additional residential, business and commercial floor space for the site.

The potential commercial floor space and dwelling yield resultant from the rezoning of the site, based on the current height limit of 9 metres and floor space ratio sought under this proposal would be approximately 950m² of commercial (both retail and non-retail) floor space with residential units above comprising a mixture of one, two and three bedroom units. Such a housing mix will provide for increased housing choice and diversity in the market.

The provisions of the Planning Proposal comprise the amendment to Fairfield LEP 2013 in the following manner:

- Amend the relevant zoning map (Figure 2) to extend the B2 Local Centre zone further east to incorporate No.131 Polding St;
- Amend the relevant Floor Space Ratio map to provide for an FSR of 1.5:1 for the subject site; and
- Amend Part 6 to insert a local provision to limit the retail floor area to 170m².

Figure 2: Zoning extract from Fairfield LEP 2013



Given the context of the site, we believe that an FSR control of 1:5:1 would be appropriate as it will provide for a transition between the B2 Local Centre zone to the west and R3 residential medium density zone to the east. This FSR control will also provide some level of comfort that any development of the site would not be out of context with the surrounding area.

The amendment sought by this Planning Proposal to the Fairfield LEP 2013 would require mapping alterations to change the zoning map and written instrument in relation to the permitted floor space ratio. Such mapping amendments would be required to the following map sheets:

- ❑ LZN_016; and
- ❑ FSR_016

The scale and height of the resultant built form as a result of these amendments would be compatible with the mixed use development recently approved by Fairfield Council on the site immediately west of the subject property. With construction underway, this development at 133 Polding Street incorporates a ground floor commercial area of some 163m² and 16 x 2 bedroom units.

The original Planning Proposal was accompanied by an Economic Capability Assessment prepared by Don Fox Planning (incorporating Hirst Consulting) (DFP). The report identified a demand for additional retail floor space, identifying a considerable shortfall of non-retail services in the Fairfield Heights town centre.

The assessment provided by DFP identified a shortfall in both retail and non-retail floor space which will not be met by the current centre in the future.

The DFP report concluded that although the retail health of the Fairfield Heights local centre is considered to be good, it can be improved by the provision of additional commercial land adjacent to the centre.

As part of the Pre-Gateway Review, supplementary advice was provided to the initial Economic Capability Assessment prepared by DFP. The supplementary advice has concluded that:

"... additional retail and non-retail floor space is supportable in the Fairfield Heights local centre in the short term.

Given that there is very little development potential within the existing zoned area of the centre, it is appropriate to consider an expansion of the zoned land to accommodate the additional floor space.

The development of 131 Polding Street to accommodate the additional commercial floors pace is appropriate and supportable. There is a demonstrated shortfall of retail and non-retail floor space in the Fairfield Heights centre and that demand could only be satisfied through the zoning of additional land for commercial purposes . . ."

Reference is made to the Supplementary Advice letter provided by Don Fox Planning (incorporating Hirst Consulting) which is attached as Appendix F to the Pre-Gateway Review Report.

The Planning Proposal is in accordance with the Sydney West Joint Regional Planning Panel recommendation of its meeting of 20 February 2014. A copy of this recommendation is attached as Appendix A

3.2 PART TWO – EXPLANATION OF PROVISIONS

To achieve the objectives of mentioned above, the Planning Proposal will comprise the amendment to Fairfield LEP 2013 in the following manner:

- Amend the relevant zoning map (LZN_016) to extend the B2 zone further east to incorporate No.131 Polding St;
- Amend the relevant Floor Space Ratio map (FSR_016) to provide for an FSR of 1.5:1 for the subject site; and
- Amend Part 6 to insert a local provision to limit the retail floor area

to 170m².

The following Clause will be added to Part 6 – Additional Local Provisions of the Fairfield LEP:

“20. Use of certain land at 131 Polding Street, Fairfield Heights:

- 1) Development for the purpose of retail premises is permitted with development consent, if the floor space used for retail purposes will not exceed 170m².”*

Reference is made to Part Four (later in this section) which depicts the proposed mapping amendments to the Fairfield Local Environmental Plan 2013 as described above.

3.3 PART THREE – JUSTIFICATION

Section A: Need for the planning proposal

- 1. Is the planning proposal a result of any strategic study or report?*

The Planning Proposal stems from the analysis of Fairfield Heights town centre and Councils endeavour to increase its status from a small village to a village. It is noted that the Fairfield Residential Development Strategy has forecasted a population increase in the area.

The Residential Development Strategy also identifies a need to create opportunities to increase dwelling stock to meet the demands of a village. Furthermore, the Strategy identifies a need for increased in high density stock whilst encouraging affordable housing in the catchment.

Population increase as noted above, will reinforce Councils desire to upscale Fairfield Heights to a village.

- 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The Planning Proposal is considered the most appropriate means of achieving the objective or intended outcome on the basis of its specificity with respect to the subject land and the nature of future development.

Section B: Relationship to strategic planning framework

- 3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional*

strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

In December 2005, the State Government published a Regional Plan for Sydney known as the City of Cities - A Plan for Sydney's Future ("the Metropolitan Strategy"). The Metropolitan Strategy was prepared to guide the growth of the Sydney Region for the next 25 years, and embodies major decisions on the location of urban growth, new housing areas, employment, transport, schools and hospitals.

The State Government anticipates that Sydney's population will increase by 1.1 million people between 2004 and 2036, necessitating an additional 640,000 dwellings and 500,000 jobs

In July 2007, the *Draft West Central Subregional Strategy* was released by the State Government to provide more detailed guidance as to how the objectives of the Metropolitan Strategy can be applied at the local and subregional level.

The *Draft West Central Subregional Strategy* identifies that the West Central area of Sydney is to accommodate 95,500 new dwellings and 61,000 new jobs between 2004 and 2036, of which Fairfield is required to contribute 24,000 dwellings and capacity for 15,000 new jobs.

In the circumstances, the Planning Proposal will reasonably contribute to subregional housing and employment targets, and facilitate Councils vision for Fairfield Heights being identified as a village under the Sub Regional Strategy.

4. *Is this planning proposal consistent with the local Council's Community Strategic Plan or other Local Strategic Plan?*

It is considered that the proposal to change the zone for the subject site, allowing additional commercial floor space to the Fairfield Heights area would be consistent with the report prepared by Leyshon Consulting – Retail and Commercial Centres Study, Fairfield (June 2005), which recommends Fairfield Heights reclassification to a 'Neighbourhood Centre'.

The original Planning Proposal was accompanied by an Economic Capability Assessment prepared by Don Fox Planning (incorporating Hirst Consulting) (DFP). The report identified a demand for additional retail floor space, identifying a considerable shortfall of non-retail services in the Fairfield Heights town centre.

The assessment provided by DFP identified a shortfall in both retail and non-retail floor space which will not be met by the current centre in the future. The rezoning of 131 Polding Street will reinforce the

reclassification of Fairfield Heights to a Neighbourhood Centre as identified by the Leyshon Consulting report noted above.

Notably, Councils Residential Development Strategy for Fairfield Heights proposes increased densities and aspires to a 100% increase, in order to achieve at least 2,100 dwellings within a 600m radius of the commercial core.

Such an increase would also necessitate demand for diverse and quality retail and commercial services, whilst also aligning with one of the key aims of the 2036 Metropolitan Plan which is to locate 80% of all new housing within walking distance of centres of all sizes with good public transport.

In addition, this would be consistent with Fairfield City Council's desire to upscale the status of Fairfield Heights to a village.

In essence, the Council Officer's report (which can be found attached as Appendix D to Pre-Gateway Review) confirms that the Planning Proposal to rezone the land at 131 Polding Street to B2 Local Centre has strategic merit, which is indicated in principle by the recommendation to Council to proceed with the Planning Proposal.

5. *Is this planning proposal consistent with applicable State Environmental Planning Policies?*

The relevant state environmental planning policies include State Environmental Planning Policy (SEPP) No. 55 - Remediation of Land, and SEPP No. 65 - Design Quality of Residential Development.

SEPP No. 55 specifies that a consent authority must not consent to the carrying out of development on land unless it has considered whether the land is, or is likely to be contaminated, and if the land is, or is likely to be contaminated, whether the land requires remediation before the land is developed for the proposed use.

The site has an established history of residential use, and evidently has not been used for industrial, agricultural or defence purposes at any time in the lands recent history. In the circumstances, there is no evidence to suggest that the land is likely to be contaminated to the extent that would render it unsuitable for commercial/retail and residential use.

SEPP No. 65 aims to improve the design quality of residential development in New South Wales (NSW). The Policy is to be considered in the assessment of all residential flat building developments, comprising of three (3) or more storeys and incorporating at least four (4) apartments.

SEPP No. 65 requires consideration of a range of design quality principles including context, scale, built form, density, resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions, and aesthetics.

The future development of the site will be the subject of assessment pursuant to the provisions of Section 79C of the Environmental Planning and Assessment Act 1979. In any event, the size, configuration and dimensions of the site are such the compliance with the provisions of SEPP No. 65 can reasonably be anticipated.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The relevant Section 117(2) Directions (as amended) comprise Direction 1.1 - Business and Industrial Zones, Direction 3.1 - Residential Zones, Direction 3.4 - Integrating Land Use and Transport, Direction 5.1 - Implementation of Regional Strategies, Direction 6.1 - Approval and Referral Requirements, Direction 6.3 - Site Specific Provisions, and Direction 7.1 - Implementation of the Metropolitan Strategy.

Direction 1.1 - Business and Industrial Zones

Direction 1.1 generally aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones, and support the viability of identified strategic centres.

The Direction specifies that a Planning Proposal must give effect to the objectives, retain the areas and locations of existing business and industrial zones, and not reduce the total potential floor space area for employment uses and related public services.

The Planning Proposal does not change the area or location of the existing business or industrial zones, and is unlikely to materially or substantially reduce the employment potential of the site.

Direction 3.1 - Residential Zones

Direction 3.1 generally aims to encourage a variety and choice of housing types to provide for existing and future housing needs, make efficient use of existing infrastructure, and minimise the impact of residential development on the environment and resource lands.

The Direction specifies that a Planning Proposal must include provisions that will broaden the choice and locations available in the housing market, make efficient use of infrastructure, reduce the consumption of land on the urban fringe, and are of good design.

The Planning Proposal will potentially increase the variety and choice of housing, make more efficient use of existing infrastructure and services, and facilitate a high quality design.

Direction 3.4 - Integrating Land Use and Transport

Direction 3.4 generally aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve improved accessibility, increased choice of transport, reduced travel demand, and efficient movement of freight.

The Direction specifies that a Planning Proposal must locate zones that are consistent with the aims, objectives and principles of "*Improving Transport Choice - Guidelines for planning and development*" (DUAP 2001), and "*The Right Place for Business and Services - Planning Policy*" (DUAP 2004).

The Planning Proposal is consistent with the aims and objectives relating to urban consolidation. The site is located at the periphery of the Fairfield Heights commercial area and has good access to road, bus and rail networks which provide connectivity to regional and sub-regional centres.

Direction 5.1 - Implementation of Regional Strategies

Direction 5.1 generally aims to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies.

The Direction specifies that a Planning Proposal must be consistent with a regional strategy released by the Minister for Planning.

The *Draft West Central Subregional Strategy* identifies that the West Central area of Sydney is to accommodate 95,500 new dwellings and 61,000 new jobs between 2004 and 2031, of which Fairfield is required to contribute 24,000 dwellings and capacity for 15,000 new jobs.

The Planning Proposal will reasonably contribute to subregional housing and employment targets, and facilitate the timely implementation of the multiple resolutions of Council regarding the strategic direction for the site and immediate surrounds. Particularly Council's vision to have Fairfield Heights recognised as a village under the Sub Regional Strategy.

Direction 6.1 - Approval and Referral Requirements

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

The Direction specifies the general concurrence, consultation and referral mechanisms, and the Planning Proposal will satisfy those requirements.

Direction 6.3 - Site Specific Provisions

Direction 6.3 generally aims to discourage unnecessarily restrictive site specific planning controls.

The Direction specifies the general content of an environmental planning instrument must not introduce any development standards or requirements in addition to those that already apply in the existing or proposed zone.

In general terms, the minimum non-commercial FSR control that currently applies to the adjoining site will be inconsistent with the adopted planning initiatives of Council.

It is important to note that the Sydney West Joint Regional Planning Panel at its meeting resolved that a Site Specific Development Control Plan (SSDCP) be prepared for the site. This SSDCP should focus on, but not be limited to addressing the interface to the adjoining medium density development, by imposition of height, setback and building design controls. (Refer to Appendix C)

These controls will govern the type and form of the development for the site.

Direction 7.1 - Implementation of the Metropolitan Strategy

Direction 7.1 generally aims to give legal effect to the visions, and use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.

The Direction specifies that a Planning Proposal shall be consistent with the Metropolitan Strategy.

In the circumstances, the Planning Proposal will reasonably contribute to subregional housing targets, and facilitate the timely implementation of the multiple resolutions of Council regarding the strategic direction for the site and immediate surrounds.

Section C: Environmental, social and economic impact

8. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal will not affect any critical habitat or threatened species.

9. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects likely to arise as a consequence of the Planning Proposal that cannot be adequately controlled as part of the development assessment process, including consideration of the Site Specific Development Control Plan prepared for the site.

10. *How has the planning proposal adequately addressed any social and economic effects?*

The Planning Proposal will reasonably contribute to subregional housing and employment targets, and facilitate the implementation of Council's vision regarding the strategic direction for the site and immediate surrounds.

In addition to the above, the Planning Proposal will provide a net community benefit on the basis that:

- The site is located within an established commercial and residential area, all be it on the periphery of the Fairfield Heights commercial core.
- The site is in walking distance to support services and proposed 'anchor' being Woolworths supermarket.
- The site is well serviced by bus transport.
- The site had good connectivity and access to major transport routes, notably the Cumberland Highway.
- The site is on the fringe of the commercial zone and is surrounded by medium and proposed high density residential uses and commercial and business type uses.
- To develop the site for residential uses would provide opportunities for increased choice and diversify the housing stock within the immediate and surrounding area.
- The increase in housing stock will encourage affordable housing in the area.
- An increase in floor space ratio will provide for better relationship, synergy and built form relationship to the development

immediately across the road and along Polding Street.

- It is considered that an increase in the commercial floor area as canvassed in this report will not have a significant or detrimental impact on the economic viability of the Fairfield Heights area.
- Despite Fairfield Heights centre being identified in the Sub Regional Metropolitan Strategy (west central) as a small village. It is noted that Council is seeking reclassification of Fairfield Heights as a village therefore the additional commercial and residential floor area in this proposal will support and strengthen Councils endeavours to ensure its status as a village.
- The Planning Proposal, coupled with the Site Specific Development Control Plan will provide sufficient flexibility regarding future development of the site with respect to the height limits, floor space ratio and type of uses permissible in the zone.
- The additional commercial floor area will provide an opportunity for a range of retail, business, entertainment and community uses that will serve the needs of people who live in, work in and visit the local area.
- Maintain diversity and quality of retail and commercial services.
- Any future development of the site for commercial purposes will encourage employment opportunities both during construction and for future uses.
- Provision and opportunities for additional services and uses will encourage nearby existing and future residents to walk and cycle in the locality.

Section D: State and Commonwealth interests

10. *Is there adequate public infrastructure for the planning proposal?*

The site is serviced by all necessary public infrastructures. We are of the view that the site benefits from adequate public transport, roads and utilities. Furthermore, the site is ideally located with good access to essential services such as health, education and emergency services.

11. *What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?*

Any comments from State and Commonwealth public authorities can be responded to if required.

This section is to be completed following Gateway Determination.

The Gateway Determination will determine the consultation required. ***(Insert info once received)***

3.4 PART FOUR – MAPPING

This part of the Planning Proposal deals with the maps associated with the Fairfield Local Environmental Plan that are to be amended to facilitate the necessary changes as described in this report.

As canvassed in this report, to achieve the objectives of the Planning Proposal the Fairfield LEP 2013 will be amended in the following manner:

- Amend the relevant zoning map (LZN_016) to extend the B2 zone further east to incorporate No.131 Polding St;
- Amend the relevant Floor Space Ratio map (FSR_016) to provide for an FSR of 1.5:1 for the subject site; and
- Amend Part 6 to insert a local provision to limit the retail floor area to 170m².

Reference is made to Appendix B of this report which depicts the amended maps as described above.

3.5 PART FIVE – COMMUNITY CONSULTATION

The community consultation process will be implemented in accordance with Section 57 of the Environmental Planning and Assessment Act 1979.

This section will be completed following Gateway Determination.

The Gateway Determination will determine the level of public consultation required. ***(Insert info once received)***

4.0 CONCLUSION

The site is located within an established commercial area, albeit on the periphery of the Fairfield Heights commercial core. The site is in walking distance to other support services.

In addition, the subject site has good access to road, bus and rail networks which provide connectivity to regional and sub-regional centres.

The Planning Proposal will reasonably contribute to subregional housing and employment targets, and facilitate the timely the strategic direction for the site and immediate surrounds.

The initial economic report and supplementary letter has identified a demand for additional retail floor space, identifying a considerable shortfall of non-retail services in the Fairfield Heights town centre.

The additional floor space sought by this Planning Proposal can be achieved without relying on any expansion of the catchment area. Furthermore, the additional floor space will not alter the role and function of the Fairfield Heights centre or its position in the retail hierarchy.

The rezoning of the site, coupled with the FSR controls sought by this Planning Proposal will be of benefit to the local community as it will assist in strengthening the role of Fairfield Heights as a comprehensive local centre.

In addition, it will allow the subject site to be developed for a variety of uses, including residential shop top housing.

The subject site forms a logical expansion of the existing centre which includes retail, commercial and residential development.

In addition, the rezoning of the site provides an opportunity to act as a transition between the approved mixed use development at No.133 Polding Street to the west and medium density residential development at No.127-129 Polding Street to the east.

One of the key aims of the 2036 Metropolitan Plan is to locate 80% of all new housing within walking distance of centres of all sizes with good public transport.

As outlined in this report, the Planning Proposal supports the above key aim of the Metropolitan Plan as the site is intended to be developed as a

mixed use development incorporating shop top housing; located on the fringe of the Fairfield Heights Town Centre and along an arterial road with good access to public transport.

The proposal has strong strategic merit as demonstrated in this report.

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Plan 1627

		Draft	Final
Prepared by: Anthony Pizzolato	AP	✓	✓
Checked by: Gerard Turrisi	GT	✓	✓



Appendix A

**Sydney West Joint Regional Planning Panel
recommendation of its meeting of 20 February 2014**



Appendix B

Proposed Fairfield LEP 2013 Mapping Amendments



Appendix C

Site Specific Development Control Plan

