

Amendment to Fairfield Local Environmental Plan 2013 to allow secondary dwellings in RU2 and RU4 zones.

Proposal Title :	Amendment to Fairfield Local Environmental Plan 2013 to allow secondary dwellings in RU2 and RU4 zones.		
Proposal Summary :	The proposal seeks to amend Fairfield Local Environmental Plan 2013 to allow 'secondary dwellings' in the RU2 Rural Landscape and RU4 Primary Production Small Lot zones.		
PP Number :	PP_2013_FAIRF_002_00	Dop File No :	13/09624

Planning Team Recommendation

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

S.117 directions :

- 1.2 Rural Zones
- 1.3 Mining, Petroleum Production and Extractive Industries
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 5.8 Second Sydney Airport: Badgerys Creek
- 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. Consultation with:

- Hawkesbury-Nepean Catchment Authority;
- Office of Environment and Heritage;
- NSW Department of Primary Industries - Agriculture;
- NSW Department of Primary Industries - Minerals and Petroleum;
- NSW Rural Fire Services; and
- Endeavour Energy
- Telecommunication carrier.

2. The Director General's delegate agrees that any inconsistencies with Section 117 Direction 1.2 Rural Zones, 6.1 Approval and Referral Requirements and 6.3 Site Specific Provisions are justified and/or of minor significance.

3. Community consultation is required for a period of 28 days.

4. The plan-making powers be delegated to Council in respect of this planning proposal.

5. The planning proposal is to be completed within 12 months from the week following the date of the Gateway Determination.

Supporting Reasons : Council's Rural Lands (Horsley Park and Cecil Park) - Secondary Dwellings Study supports the need for affordable, small scale housing in the subject lands. The Study indicates that the impact on agricultural and environmental land will be minimal, while the social and economic impact could be positive. The proposal supports strategic state and local policies by providing low cost homes, encouraging a mix of housing types and supporting an ageing population.

In light of the above, this planning proposal is considered to have merit for progression.

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Panel Recommendation

Recommendation Date : 27-Jun-2013

Gateway Recommendation : Passed with Conditions

Panel

The planning proposal should proceed subject to the following conditions:

Recommendation :

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the A Guide to Preparing Planning Proposals. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.

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 a minimum of 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 & Infrastructure 2013).

3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:

- Hawkesbury-Nepean Catchment Management Authority
- Office of Environment and Heritage
- NSW Department of Primary Industries – Agriculture
- NSW Trade and Investment - Minerals and Petroleum
- NSW Rural Fire Service (S117 Direction 4.4 Planning for Bushfire Protection)
- Endeavour Energy
- Telstra

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the 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:

MEU SELMAN

Date:

28/6/13