

Planning Proposal

Proposed amendment to
Fairfield Local Environmental Plan (LEP) 2013

Rezoning of 512-516 Smithfield Road (Lot 3 DP 310205), 518 Smithfield Road (Lot 106 DP 778586), 520 Smithfield Road (Lot 106 DP 778586) and part of 2 Myrtle Road (part Lot 2 DP 312105), Prairiewood from R2 Low Density Residential Zone to R3 Medium Density Residential Zone



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Introduction

This Planning Proposal has been prepared by Fairfield City Council for an amendment to FLEP 2013 comprising rezoning of the following land from R2 Low Density Residential to R3 Medium Density Residential in order to permit the future development of medium density housing on these sites:-

- Lot 3 DP 310205 - No. 512-516 Smithfield Road;
- Lot 106 DP778586 - No. 518 Smithfield Road;
- Lot 105 DP 778586 - No. 520 Smithfield Road; and
- Lot 2 DP 312105 – 2 Myrtle Road, Prairiewood

It should be noted that Lot 2 DP 312105 Myrtle Road is zoned part SP2 Infrastructure and part R2 Low Density Residential. The SP2 Infrastructure zoned portion of the subject property will remain SP2 Infrastructure.

This Planning Proposal has been prepared in accordance with section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and "A guide to preparing Planning Proposals" by the Department of Planning dated October 2012. The Planning Proposal has been drafted in accordance with the Guideline, detailing:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification;
- Community consultation; and
- Summary and Recommendations

Site and Context Analysis

The subject properties are described as Lot 3 DP 310205 - No. 512-516 Smithfield Road, Lot 106 DP778586 - No. 518 Smithfield Road, Lot 105 DP 778586 - No. 520 Smithfield Road and Lot 2 DP 312105 - 2 Myrtle Road, Prairiewood.

The sites are generally irregular in shape and have a total area of 15,255.69 m².

The subject properties slope gently from the south to the north. 2 Myrtle Road and 518 Smithfield Road have been developed for residential use and horse stables with associated outbuildings. Existing on 520 Smithfield Road is a single storey dwelling, while on 512-516 Smithfield Road there is a public housing development consisting of 18 detached dwellings owned by NSW Land and Housing Corporation.

The site contains vegetation which will undergo detailed assessment in an arborist report prepared for any future development application. The site is not identified as containing any terrestrial biodiversity in *Fairfield Local Environmental Plan 2013* Terrestrial Biodiversity Map.

To the north, south and east of the subject site is residential development of predominately one and two storey housing. The subject adjoin a service station and take away food and drink premises on the corner of Myrtle Road and Smithfield Road. Directly to the north west of the subject site is the Fairfield Showground and Deer Park Reserve.

The subject properties are located adjacent to a T-Way Bus Service which provides public transport access to Liverpool/ Parramatta. The full range of utility services is currently available to the site including electricity, telecommunications, gas, water and sewer.

Site Identification



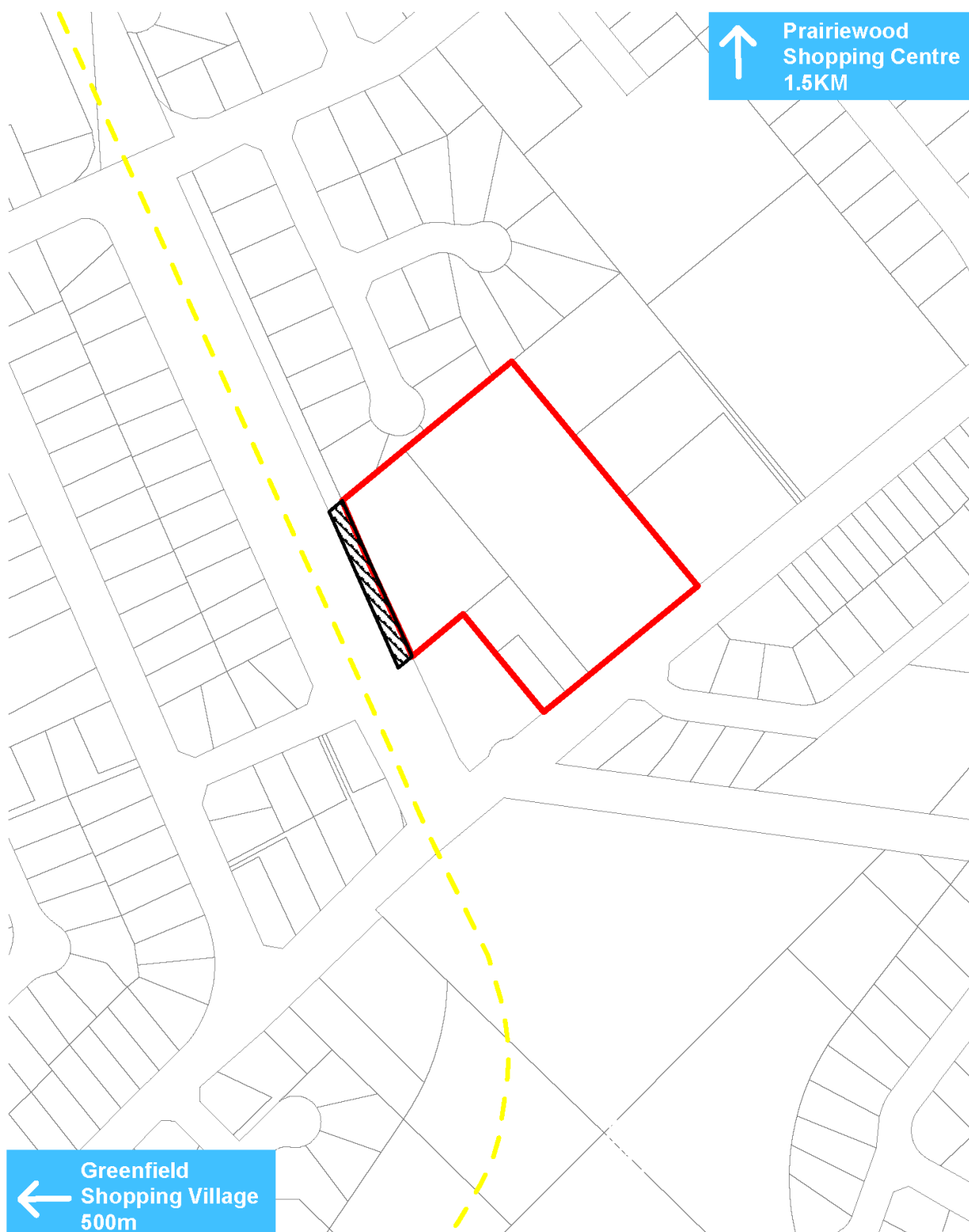
Subject sites for planning proposal



SP2 zone not part of planning proposal



Liverpool to Parramatta Transitway



 Subject sites for planning proposal

 SP2 zone not part of planning proposal

 Liverpool to Parramatta Transitway

Part 1 – Objectives

The purpose of the planning proposal is to:

- rezone 15,255.69m² of land at 512-516, 518, 520 Smithfield Road and part of 2 Myrtle Road, Prairiewood from R2 Low Density Residential to R3 Medium Density Residential to permit medium density housing under Fairfield LEP 2013;

The intended outcome will be a medium density development adjacent to Myrtle Road on the Liverpool to Parramatta Transitway and within 1km proximity to Green Village

In summary, the objective of the Planning Proposal is to amend the Fairfield Local Environmental Plan 2013 to:

1. R3 Medium Density Residential zoned land to permit medium density housing.

The planning proposal is in accordance with Council's decision at its meeting on 23 February 2016:

That:

1. *In accordance with Option 1 of the report, Council inform the Department of Planning that it wishes to commence the Gateway process to amend the Fairfield Local Environmental Plan (LEP) 2013 to rezone properties at 512-516, 518, 520 Smithfield Road, 2 Myrtle Road from R2 to R3 Medium Density Residential with a maximum FSR of 0.45:1.*
2. *Council consult with the NSW Roads and Maritime Services in relation to the preparation of the Planning Proposal.*
3. *Council note the Group Manager City and Community Development has been delegated the power to approve the final version of the Planning Proposal and authorise its submission to the Minister for approval under the Gateway process. The Group Manager City and Community Development who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.*
4. *In requesting the Gateway Determination, Council advise NSW DP&E that it seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 23 of the Environmental Planning and Assessment Act 1979 (EP&A). The delegated functions will be undertaken by the Group Manager City and Community Development who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.*
5. *Council receive a further report on the proposal following public exhibition to be carried out in accordance with the public consultation strategy outlined in this report.*

Part 2 – Explanation of provisions

To achieve the objectives mentioned above, the Planning Proposal will need to amend the Fairfield Local Environmental Plan 2013 (FLEP 2013) as follows:

1. Amend Land Zoning Map Sheet 11 to rezone Lot 3 DP 310205 (No. 512-516 Smithfield Road), Lot 106 DP778586 (No. 518 Smithfield Road), Lot 105 DP 778586 (No. 520 Smithfield Road) and part Lot 2 DP 312105 (2 Myrtle Road, Prairiewood) from R2 Low Density Residential to R3 Medium Density Residential in order to permit medium density housing. The Planning Proposal does not seek to amend the SP2 Infrastructure zone applying to Lot 2 DP 312105 Myrtle Road which will still include a portion of land fronting Myrtle Road as SP2 Infrastructure zone.
2. Amend Lot Size for Dual Occupancy Development Map to remove the minimum 900sqm for dual occupancy layer at Lot 3 DP 310205 (No. 512-516 Smithfield Road), Lot 106 DP778586 (No. 518 Smithfield Road), Lot 105 DP 778586 (No. 520 Smithfield Road) and part Lot 2 DP 312105 (2 Myrtle Road, Prairiewood)

Refer to Appendices depicting the above mentioned site and related maps.

Part 3 – Justification

Section A – Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

No the Planning Proposal is not a result of any strategic study or report.

The planning proposal is a result of the following:

- A. The assessment and recognition of the sites' location to the Bus Transit Way corridor, the size of the subject site and its potential ability to provide for different housing choice.
- B. Recognition that the Planning Proposal is consistent with the planning principles of 'A Plan for Growing Sydney'
- C. Recognition that the Planning proposal is consistent with the NSW Department of Planning and Infrastructure in its LEP Practice Note PN11-002 dated 10 March 2011, which states that the R2 Low Density Residential zone is 'generally not suitable adjacent to major transport nodes or larger activity centres where residential densities should be higher'.

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

The Planning Proposal is the best means of achieving the objectives and intended outcomes in the following respects:

- The planning proposal results in the most effective and efficient development of the land for new residential housing.
- The proposal seeks to provide additional medium density housing in the Prairiewood locality.
- The proposal seeks to address the current and future demand for housing choice in the Prairiewood locality.
- Rezoning the land is the most effective means of achieving the desired future development of the site.
- The timing of the Planning Proposal is appropriate to meet the demand for housing and generate economic activity benefits in the area.
- The Planning Proposal mirrors similar sites on the Bus Transit Way that have been rezoned R3 Medium Density Residential.
- The planning proposal is formalising an existing medium density development on 512-516 Smithfield Road.

Section B – Relationship to strategic planning framework

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)?

A Plan for Growing Sydney

'A Plan for Growing Sydney' (the Sydney Metropolitan Strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area.

'A Plan for Growing Sydney' ('The Plan') applies to the subject properties. A Plan for Growing Sydney is the Government's plan to bring all stakeholders together with a common purpose – to develop a competitive economy with world-class services and transport; to deliver greater housing choice to meet our changing needs and lifestyles; to create communities that have a strong sense of wellbeing; and to safeguard our natural environment.

'The Plan' sets the boundaries for future urban development and identifies the strategic transport corridors and Major Centres best placed to focus sustainable commercial and residential growth in the future. It therefore is essential to determine how the Planning Proposal meets the strategic directions and objectives of 'The Plan'.

The proposal is assessed against the broad strategic goals of A Plan for Growing Sydney. The vision for Sydney to be a 'strong global city, a great place to live' is supported by four goals. The planning proposal addresses directives under each goal as per follows:

Goals	Directions & Actions	Comment	Y/N
1. A competitive economy with world-class services and transport	1.4 transform the productivity of Western Sydney through growth and investment	The PP will provide additional housing choices in the west of the city	Y
2. A city of housing choice, with homes that meet our needs and lifestyles	2.1 Accelerate housing supply across Sydney 2.2 Accelerate urban renewal across Sydney – providing homes closer to jobs 2.3 Improve housing choice to suit different needs and lifestyles	The planning proposal will provide additional housing it support expected increase in population The provision of additional housing in close proximity to the TWAY Bus Service will provide housing closer to jobs. The planning Proposal will provide housing choices by introducing medium density housing	Y
3. A great place to live with communities that are strong, healthy and well connected	3.1 Revitalise existing suburbs	Additional housing will help revitalise Prairiewood with an increase in people using existing shopping centres, community facilities, schools and seeking employment	Y
4. A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources	4.1 Protect our natural environment and biodiversity	The Planning Proposal provides the use of a valuable land resource close to a transport node and will not detract from the natural and biodiversity characteristics of the surrounding area	Y

The Planning Proposal is consistent with the strategic direction detailed in 'The Plan' by providing a range of housing types and contributing to meet the projected increase in housing for the area.

Sub West District Strategy & Draft West Central Sub Regional Plan

The Greater Sydney Commission is yet to release the subregional strategies for public comment. Given these circumstances, no comments can be provided in relation to the current situation of the Commission or the plans in process.

The planning proposal is generally consistent with the Aims of the draft West Central Strategy in providing housing diversity and consolidating housing density in proximity to a public transport node.

Is the planning proposal consistent with the local Council's community strategic plan, or other local strategic plan?

Fairfield City Plan 2012-2022 (December 2012)

Fairfield City Plan 2012-2022 ('the City Plan') sets contains the Community's Vision, Priorities and Outcomes for Fairfield City over the next 10 years. Of relevance to The Planning Proposal are those goals that deal specifically with housing availability.

Table 2 below details how the planning proposal is consistent with the relevant 'Community Wellbeing' goals contained within City Plan.

Theme	Goal	Comment	Y/N
Places and Infrastructure	2.2 Cater for growth and residents desire for their children and grandchildren to live locally	The planning proposal is consistent with the relevant Places and Infrastructure goals in that it provides additional housing types for population growth in Fairfield City.	YES
Community Well Being	3.3 A range of housing types that cater for difference life stages, family needs and levels of affordability	The Planning Proposal is consistent with the relevant Community Wellbeing goals in that it has the potential to provide a range of housing types to meet the needs of the increased population. The Planning Proposal will aid in meeting the changing life requirements and ambitions of the residents of Fairfield	YES

Residential Development Strategy

The Fairfield Residential Development strategy is a 20 year strategy that guides the location and type of future residential development within the eastern half of the Local government area (LGA). The strategy has adopted a centres based planning approach to guide the location of new housing within existing urban areas of the Fairfield LGA.

Currently the Residential Development Strategy only covers the eastern half of the LGA, however the planning proposal can still be assessed against the sustainability elements discussed in the Fairfield Development Strategy.

Future Housing Needs and Diversity

The planning proposal meets these strategies as it will provide additional dwellings that will assist Council in meeting key targets for the provision of diverse housing. The proposal is also

located in an existing urban area within close proximity to the Parramatta-Liverpool Transitway corridor and within 1km to Greenfield Centre and 1.5km to Prairiewood Shopping Centre.

Any future development on the site will be required to meet the applicable controls in the Fairfield DCP which will also ensure any future development integrates with surrounding neighbourhood.

Special Needs Groups

The planning proposal meets these strategies for the following reasons:

- The provision of high density housing will assist in meeting the special needs of groups identified in Fairfield LGA such as children, older generations, low income earners and culturally diverse populations.
- The unique location of the Planning Proposal in terms of public transport and services make any future dwellings accessible by an ageing population.
- The Planning Proposal will provide for a new development on the site that will cater for a range of groups.
- The Planning Proposal will allow greater flexibility to provide diverse housing compared to existing planning controls that only allow for low density development.

Affordable Housing

The planning proposal meets the strategies as it will increase housing choice within the locality and thus ultimately providing a more affordable option. The Planning Proposal will provide greater flexibility in the provision of housing and the opportunity to enhance stocks of affordable housing.

Sustainable Development

The planning proposal meets the strategies as it is located within existing urban areas which have high levels of infrastructure and services. Furthermore, all development will be constructed as per Council's Development Control Plan, enforced by the Development Planning team.

Large Lot Policy

Council adopted the Large Lot Policy in May 2015 to aid the development of large lots within Council's LGA that have the capacity to provide for medium density development. The proposed Large Lot Policy would inform proponents of Council's requirements for the consideration of any planning proposal seeking medium density development on sites zoned R2 Low Density Residential east of the Cumberland Highway and with a minimum site area of 1,300m².

Given that the proposal falls outside of the scope of the Large Lot Policy, the proposal has been assessed on its planning merits.

Is the planning proposal consistent with the applicable state environmental policies?

The relevant State Environmental Planning Policies are outlined in the table below:

SEPP Title	Relevance	Consistency of Planning Proposal
SEPP 1 – Development Standards	NA	
SEPP 14 – Coastal Wetlands	NA	
SEPP 15 – Rural Land sharing	NA	
SEPP 19 – Bushland in Urban Areas	Yes	The Planning Proposal is not located within proximity of urban bushland affected by the provisions of the SEPP.

SEPP Title	Relevance	Consistency of Planning Proposal
SEPP 21 – Caravan Parks	NA	
SEPP No 26 – Littoral Rainforests	NA	
SEPP No.29 – Western Sydney recreation area	NA	
SEPP 30 – Intensive Agriculture	NA	
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	Yes	The Planning proposal will provide for urban consolidation adjacent to the TWAY bus service. The planning proposal does not contain provisions that would affect the application of the SEPP.
SEPP 33 – Hazardous and Offensive Development	NA	The site is not directly affected by the provisions of the SEPP. However, the Planning NSW Hazardous Industry Planning Advisory Paper No 10 – Land Use Safety Planning accompanying the SEPP require Council to have regard to development which increases residential density in proximity to potentially hazardous development. The site directly adjoins a service station at the corner of Smithfield Rd and Edensor Rd. Development of the service station required compliance with provisions of the SEPP. Notwithstanding, in light of proposed new provisions of the Fairfield City Wide DCP future medium density housing on the subject land would be required to undergo assessment and include measures to achieve consistency with relevant provisions of the SEPP33 Guidelines.
SEPP 36 – Manufactured Home Estates	NA	
SEPP 39 – Spit Island Bird Habitat	NA	
SEPP 44 – Koala Habitat Protection	NA	
SEPP 47 – Moore Park Showground	NA	
SEPP 50 – Canal Estate Development	NA	
SEPP 52 – Farm Dams and other works in Land and Water Management Plan Areas	NA	
SEPP 55 – Remediation of Land	Yes	Under the SEPP, Clause 6.1 states that a change of zone cannot be permitted unless the planning authority has: - considered whether the land is contaminated and, if it is contaminated, - the planning authority is satisfied that the land is suitable in its contaminated stated (or will be after remediation) - That the land is remediated before

SEPP Title	Relevance	Consistency of Planning Proposal
		the land is used for that purpose Assessment by Council has determined that the history of use of the subject land does trigger application of the SEPP 55.
SEPP 59 – Central Western Sydney Regional Open Space and Residential	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP 62 – Sustainable Aquaculture	NA	
SEPP 64 – Advertising and Signage	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP 65 – Design Quality of Residential Flat Development	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP 70 – Affordable Housing (Revised Schemes)	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP 71 – Coastal Protection	NA	
SEPP (Affordable Rental Housing) 2009	Yes	The Planning Proposal does not contain provisions that would affect the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	A BASIX assessment will be prepared at the Development Application stage. The Planning Proposal does not contain provisions that would affect the application of the SEPP
SEPP (Exempt and Complying Development Codes) 2008	Yes	The Planning Proposal does not contain provisions that would affect the application of the SEPP
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Infrastructure) 2007	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	NA	
SEPP (Major Development) 2005	NA	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NA	
SEPP (Miscellaneous Consent Provisions) 2007	NA	
SEPP (Penrith Lakes Scheme) 1989	NA	
SEPP (Rural Lands) 2008		
SEPP (SEPP 53 Transitional Provisions) 2011	NA	
SEPP (State and Regional Development) 2011	NA	
SEPP (Sydney Drinking Water Catchment) 2011	NA	
SEPP (Sydney Region Growth Centres) 2006	NA	

SEPP Title	Relevance	Consistency of Planning Proposal
SEPP (Three Ports) 2013	NA	
SEPP (Urban Renewal) 2010	NA	
SEPP (Western Sydney Employment Area) 2009	NA	

The relevant Sydney Regional Environmental Plans are outlined in the table below:

SREP Title	Relevance	Consistency of Planning Proposal
SREP 9 – Extractive Industry (No 2 – 1995)	NA	
SREP 18 – Public Transport Corridors	Yes	Liverpool to Parramatta Bus Transit Way adjoins the subject site. The Planning Proposal does not contain provisions that would affect the application of the SEPP
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	NA	
GMREP No.2 – Georges River Catchment	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP, measures that will need to be addressed to maintain water quality in the Georges River will be addressed at DA Stage.

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

The relevant Section 117 Directions contained within the Environmental Planning and Assessment Act 1979 are outlined in the table below:

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	- Encourage employment growth in suitable locations - Protect employment land in business and industrial zones - Support the viability of identified strategic centres.	Not applicable. The planning proposal does not affect land within an existing or proposed business or industrial zone	NA
1.2 Rural Zones	Protect agricultural production value of rural land.	Not applicable. The planning proposal does not affect land within an existing or proposed rural zone.	NA
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate	Not applicable. The planning proposal will not have the effect on mining, petroleum production and extractive industries.	NA

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	development.		
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	Not applicable. The planning proposal does not propose a change in land that would have adverse impacts on Oyster Aquaculture.	NA
1.5 Rural Lands	Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes	Not applicable. The planning proposal does not affect land within an existing or proposed rural or environment protection zone.	NA
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.	NA
2.2 Coastal Protection	The objective of this direction is to implement the principles in the NSW Coastal Policy	Not applicable. The planning proposal does not apply to land within the coastal zone	NA
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Not applicable. The planning proposal does not apply to an item of environmental heritage, nor does it seek to amend any existing heritage provisions.	NA
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not applicable. The planning proposal does not apply to any area of significant conservation, nor will it allow land to be developed for a recreation vehicle area.	NA
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	- Encourage a variety and choice of housing types to provide for existing and future housing needs - Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and service - Minimise residential development on the environment and resource lands.	Consistent. The proposal will facilitate residential development in proximity to public transport, existing services and facilities.	Yes
3.2 Caravan Parks and Manufactured Home Estates	- Provide for a variety of housing types - Provide opportunities for caravan parks and manufactured home	Not applicable. The planning proposal does not relate to caravan parks or manufactured home estates.	NA

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	estates.		
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	Not applicable. The planning proposal does not affect home occupations in dwelling houses.	NA
3.4 Integrating Land Use and Transport	- Improve access to housing, jobs and services by walking, cycling and public transport. - Increase choice of available transport and reducing car dependency. - Reduce travel demand and distance (especially by car) - Support the efficient and viable operation of public transport services - Provide for the efficient movement of freight	Consistent. The planning proposal is consistent with the objectives of this direction as it facilitates residential development within walking distance to public transport, and provides a mix of housing near the Parramatta to Liverpool TWAY.	Yes
3.5 Development Near Licensed Aerodromes	- Ensure effective and safe operation of aerodromes - Ensure aerodrome operation is not compromised by development - Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures.	Not applicable. The planning proposal does not apply to land near a licenced aerodrome.	NA
3.6 Shooting Ranges	- Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, - Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land - Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.	NA
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Not applicable. The planning proposal does not apply to land affected by acid sulphate soils.	NA
4.2 Mine Subsidence	Prevent damage to life,	Not applicable. The planning	NA

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
and Unstable Land	property and the environment on land identified as unstable or potentially subject to mine subsidence.	proposal does not apply to land within a proclaimed Min subsidence District or to land identified as unstable.	
4.3 Flood Prone Land	- Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. - Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	Not applicable. The planning proposal does not apply to land within a flood prone area.	NA
4.4 Planning for Bushfire Protection	- Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. - Encourage sound management of bush fire prone areas	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.	NA
5. Regional Planning			
5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies	Not applicable.	NA
5.2 Sydney Drinking Water Catchments	To protect water quality in the hydrological catchment	Not applicable.	NA
5.8 Second Sydney Airport: Badgerys Creek	Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek	Not applicable.	
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	Consistent. The planning proposal will not include provisions which will require future development applications for the subject site to obtain concurrence, consultation or referral to a Minister or Public Authority. The RMS have provided	Yes

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		written agreement to the rezoning proposed, however will be contacted during the Public Exhibition stage of this planning proposal.	
6.2 Reserving Land for Public Purposes	- Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes - Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Consistent. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.	Yes
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	Consistent. The planning proposal will not create unnecessarily restrictive site specific planning controls.	Yes
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014.	Consistent. The planning proposal will facilitate additional residential development in proximity to public transport, shops, services and employment.	Yes

Section C – Environmental, social and economic impact

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 subject properties contain no critical habitat or threatened species, populations or ecological communities, or their habitats on or around the subject site that will be affected by the Planning Proposal.

The subject properties are currently occupied by the following:

- **512-516 Smithfield Road, Prairiewood** - 18 detached dwellings
- **518 Smithfield Road & 2 Myrtle Road, Prairiewood** – a single storey brick and tile dwellings, horse stables with associated outbuilding
- **520 Smithfield Road, Prairiewood** – Single storey brick dwelling

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

The Planning Proposal is considered minor in respect to environmental impact. It is considered that any future development will need to manage stormwater quality, waste generation, soil and sediment control which will result from 518 Smithfield Road, 2 Myrtle Road and 520 Smithfield Road being cleared. These impacts are capable of being mitigated through appropriate sedimentation controls and conditions placed on development consent.

Additionally, the application of State Environmental Planning Policy 33 will need to be considered as part of any future development applications proposed for 518 & 520 Smithfield Road and 2 Myrtle Road, Prairiewood.

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

There will be no adverse social or economic effects as a result of the Planning Proposal. It is considered that the Planning Proposal will enable a higher and better use of the subject land in a way considered to be compatible with its surrounding environment.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The subject properties are serviced and have access to the full range of public infrastructure to adequately facilitate the Planning Proposal. This includes access to T-Way Bus service, Smithfield Road (non-classified regional road) road access, water, sewer, electricity and telecommunications services.

The planning proposal will not alter the extent of land zoned SP2 – Infrastructure associated with the adjoining Parramatta to Liverpool Bus T Way Corridor and identified for acquisition by a relevant State Authority.

The planning proposal will result in minor infill development that will not place any significant increase in demand for existing infrastructure.

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

Section to be completed following Gateway Determination.

Part 4 – Maps

This part of the Planning Proposal deals with the maps associated with the Fairfield Local Environmental Plan 2013 that are to be amended to facilitate the necessary changes as described in this report.

To achieve the objectives of the Planning Proposal, Fairfield Local Environmental Plan 2013 will be amended as follows:

- Amend the relevant zoning map Land Zoning Map - Sheet LZN_011 to rezone the subject land from R2 Low Density Residential to R3 Medium Density Residential.
- Amend the relevant Lot Size for Dual Occupancy Development Map– Sheet LSD_011 to remove the 900sqm minimum lot size over the subject sites.

Appendix A contains maps of existing and proposed zones and development standards applying to this Planning Proposal.

- The land subject to the Planning Proposal
- Current and proposed Land Use Zone
- Current and proposed Lot Size for Dual Occupancy Development Map

Part 5 - Community Consultation

The planning proposal will be exhibited for a period of not less than 28 days in accordance with Section 5.2 'The Planning Proposal' of 'A Guide to preparing Local Environmental Plans' to allow for proper consultation with the community and affected landowners.

Council at its meeting of 23 February 2016 resolved on the following consultation strategy:

1. *Newspaper advertising as legislatively required;*
2. *Letters to owners and/or occupiers of properties within an approximate 300 metre radius of 518 Smithfield Road and 2 Myrtle Road, Prairiewood for map of extent of properties proposed to be consulted); and*
3. *Consultation with the RTA regarding the site directly to the north of 518 Smithfield Road and 2 Myrtle Road.*

Community consultation is required under Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway.

Part 6 – Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	Prepare and submit Planning Proposal to DP&I	March 2016
2	Gateway Determination	- Assessment by DP&I (including LEP Panel) - Advice to Council	2 months (May 2016)
3	Completion of required technical information and report (if required) back to Council	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	1 month (June 2016)
4	Public consultation for Planning Proposal	In accordance with Council resolution and conditions of the Gateway Determination.	1 month (July 2016)
5	Government Agency consultation	Notification letters to Government Agencies as required by Gateway Determination	1 month (July 2016)
6	Public Hearing (if required) following public consultation for Planning Proposal	Under the Gateway Determination issued by DP&I public hearing is not required.	1 month (August 2016)
7	Consideration of submission	Assessment and consideration of submissions	1 month (August 2016)
8	Report to Council on submissions to public exhibition and public hearing	Includes assessment and preparation of report to Council	1 month (September 2016)
9	Possible re-exhibition	Covering possible changes to draft Planning Proposal in light of community consultation	Minimum 1 month (October 2016)
10	Report back to Council	Includes assessment and preparation of report to Council	1 month (November 2016)
11	Referral to PCO and notify DP&I	- Draft Planning Proposal assessed by PCO, legal instrument finalised - Copy of the draft Planning Proposal forwarded to DP&I.	1 month (December 2016)
12	Plan is made	Notified on Legislation web site	1 month (Jan 2016)
Estimated Time Frame			10-12 months