

Planning Proposal

Fairfield Heights Town Centre Increasing the Height of Buildings within the B2 Local Centre

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1. Introduction

1.1 Executive Summary

This Planning Proposal contains an explanation of the intended effect and justification for a proposed amendment to the *Fairfield Local Environmental Plan 2013*. The planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment (EP&A) Act 1979* and the relevant Department of Planning and Environment's guidelines including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

This planning proposal seeks to:

- Amend the *Fairfield Land Environmental Plan 2013*, Heights of Buildings map from 9m to a range between 14m – 20m for the sites within the B2 Local Centre zoned land at Fairfield Heights Town Centre;
- Introduce a Design Excellence clause to allow for further 6.5m Height of Building subject to satisfying design excellence principles for selected gateway sites to develop up to 8 storeys within the Town Centre; and
- Amend the Town Centre Precinct, Minimum Site Area map for certain sites within the Fairfield Heights Town Centre to ensure both design excellence and car parking requirements are met.

The Urban Design Study (study) for Fairfield Heights has also provided recommendations for the development controls to be included in the Fairfield Heights Local Business Centre Development Control Plan 2013. The study is attached as annexure A.

1.2 Background and purpose of this planning proposal

In December 2015, Council received an applicant initiated planning proposal to amend the Height of Buildings provisions for the B2 Local Centre zoned land at Fairfield Heights and also rezone certain land from B2 Local Centre to SP2 Infrastructure (Local Road) to facilitate improved service lane access through the centre.

The initial analysis of the planning proposal was undertaken by Council staff and it was identified that Council had limited strategic planning direction for the town centre and to support the proposed amendment, an urban design study for the town centre was required.

On 14 June 2016, report (Item 63) Council resolved to prepare an applicant funded urban design study for Fairfield Heights Town Centre. In November 2016, Council engaged town planning group (TPG), urban design (LFA) and economic feasibility (AEC) specialist consulting firms to undertake the urban design study for Fairfield Heights town centre.

The Urban Design Study (UDS) for Fairfield Heights Town Centre is now complete and informs this planning proposal. The planning proposal seeks to increase the Height of Buildings (HOB) provisions within the *Fairfield LEP 2013* from 9m to a range of 14m-20m; and allow for further 6.5m Height of Building subject to satisfying design excellence principles for selected gateway sites to develop up to 8 storeys within the Town Centre.

2. Existing situation

2.1 Site location and uses

The subject site is located within the Fairfield Heights Town centre. The planning proposal applies to all the B2 Local Centre zoned within the town centre. The town centre is located along The Boulevard, between Polding Street in the north and Beemera Street in the south. The Boulevard intersects with Bodalla Street, Stanbrook Street, Karabar Street, Kihilla Street and Station Street within the subject site.

The uses within the subject site includes a range of mixed use developments accommodating retail floor space at ground level, opportunities for office floor space on the first level and shop-top housing.

There are a number of retail and commercial services provided within the town centre including, cafes, restaurants, bank, tax agents, bakery, butcher, medical centre, real estate, small grocers, barbers, beauty salons, Woolworths supermarket, car wash etc.

The Fairfield Heights Town Centre is well established along a wide street namely The Boulevard. The buildings within the town centre are mix of single storey and structures with shop-top housing. The town centre does not have a lot of height in terms of structures.

Most sites have not been developed to the maximum 9m height limit currently provided under the *FLEP 2013*. Development within the town centre has been limited. In recent years, the Woolworth's supermarket site and small shops fronting The Boulevard were re-developed or refurbished.

Approximately 101 properties are affected by this planning proposal. A table including the ownership details and property description is provided below.

Table 1: Property and ownership details

Owners	Property Address 1	Property Address 2	Property Description
Company	7/154-158 The Boulevard	FAIRFIELD HEIGHTS	Lot: 7 SP: 84288
Company	140-144 Polding Street	SMITHFIELD	Lot: 147 DP: 7638
Company	140-144 Polding Street	SMITHFIELD	Lot: 148 DP: 7638
Company	140-144 Polding Street	SMITHFIELD	Lot: 149 DP: 7638
Company	54 Stanbrook Street	FAIRFIELD HEIGHTS	Lot: F DP: 380217
Company	54 Stanbrook Street	FAIRFIELD HEIGHTS	Lot: E DP: 380217
Company	164 The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 DP: 554495
Company	164 The Boulevard	FAIRFIELD HEIGHTS	Lot: 1 DP: 231726
Company	164 The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 DP: 231726
Company	164 The Boulevard	FAIRFIELD HEIGHTS	Lot: 3 DP: 231726
Company	132 Station Street	FAIRFIELD HEIGHTS	Lot: 2 DP: 529758
Company	170 The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 DP: 556389
Company	6/154-158 The Boulevard	FAIRFIELD HEIGHTS	Lot: 6 SP: 84288
Private	4/196 The Boulevard	FAIRFIELD HEIGHTS	Lot: 4 SP: 85981
Private	5/217 The Boulevard	FAIRFIELD HEIGHTS	Lot: 5 SP: 58520
Private	190 The Boulevard	FAIRFIELD HEIGHTS	Lot: C DP: 380216
Fairfield City Council	53 Stanbrook Street	FAIRFIELD HEIGHTS	Lot: 1 DP: 519170
Company	197 The Boulevard	FAIRFIELD HEIGHTS	Lot: 28 Sec: 31 DP: 573

Owners	Property Address 1	Property Address 2	Property Description
Company	197 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 29 Sec: 31 DP: 573
Company	251 The Boulevarde	FAIRFIELD HEIGHTS	Lot: X DP: 394662
Company	11/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 11 SP: 92582
Company	12/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 12 SP: 92582
Company	13/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 13 SP: 92582
Company	9/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 9 SP: 92582
Company	17/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 17 SP: 92582
Company	18/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 18 SP: 92582
Company	2/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 2 SP: 92582
Company	3/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 3 SP: 92582
Company	4/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 4 SP: 92582
Company	7/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 7 SP: 92582
Company	6/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 6 SP: 92582
Company	10/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 10 SP: 92582
Company	1/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 1 SP: 92582
Company	15/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 15 SP: 92582
Company	247 The Boulevarde	FAIRFIELD HEIGHTS	Lot: Y DP: 394662
Company	160 The Boulevarde	FAIRFIELD HEIGHTS	Lot: B DP: 348195
Company	1/196 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 1 SP: 85981
Company	2/196 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 2 SP: 85981
Company	200-202 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 2A DP: 395056
Private	243-245 The Boulevarde	FAIRFIELD HEIGHTS	PtL: 63 Sec: 33 DP: 573
Private	243-245 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 64 Sec: 33 DP: 573
Private	1/217 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 1 SP: 58520
Private	279 The Boulevarde	FAIRFIELD HEIGHTS	Lot: A DP: 386476
Private	220-224 The Boulevarde	FAIRFIELD HEIGHTS	Lot: C DP: 339304
Private	152 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 2 DP: 1041560
Private	3/154-158 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 3 SP: 84288
Private	203 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 30 Sec: 31 DP: 573
Private	271 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 2 DP: 501583
Private	271 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 1 DP: 501583
Private	5/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 5 SP: 92582
Company	135 Polding Street	FAIRFIELD HEIGHTS	Lot: 1 DP: 1000249
Company	192 The Boulevarde	FAIRFIELD HEIGHTS	PtL: B DP: 380216
Private	265 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 4 DP: 501583
Private	265 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 3 DP: 501583
Private	205 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 11 DP: 882431
Private	226 The Boulevarde	FAIRFIELD HEIGHTS	Lot: B DP: 339304
Private	236 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 1 DP: 517651
Private	188 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 4 DP: 386597
Private	231 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 31 Sec: 33 DP: 573
Private	235 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 32 Sec: 33 DP: 573
Private	237 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 60 Sec: 33 DP: 573
Private	5/154-158 The Boulevarde	FAIRFIELD HEIGHTS	Lot: 5 SP: 84288

Owners	Property Address 1	Property Address 2	Property Description
Private	2/217 The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 SP: 58520
Private	3/217 The Boulevard	FAIRFIELD HEIGHTS	Lot: 3 SP: 58520
Private	1/154-158 The Boulevard	FAIRFIELD HEIGHTS	Lot: 1 SP: 84288
Private	261 The Boulevard	FAIRFIELD HEIGHTS	Lot: 1 DP: 1057420
Private	261A The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 DP: 1057420
Private	253 The Boulevard	FAIRFIELD HEIGHTS	PtL: A DP: 341810
Private	179-185 The Boulevard	FAIRFIELD HEIGHTS	Lot: 28 DP: 1089750
Private	179-185 The Boulevard	FAIRFIELD HEIGHTS	Lot: 29 DP: 1089750
Private	179-185 The Boulevard	FAIRFIELD HEIGHTS	Lot: 30 DP: 1089750
Private	179-185 The Boulevard	FAIRFIELD HEIGHTS	Lot: 31 DP: 1089750
Private	4/154-158 The Boulevard	FAIRFIELD HEIGHTS	Lot: 4 SP: 84288
Private	212 The Boulevard	FAIRFIELD HEIGHTS	Lot: D DP: 339304
Private	174 The Boulevard	FAIRFIELD HEIGHTS	Lot: 1 DP: 556389
Private	191 The Boulevard	FAIRFIELD HEIGHTS	PtL: B DP: 374902
Private	223 The Boulevard	FAIRFIELD HEIGHTS	Lot: A DP: 413871
Private	259 The Boulevard	FAIRFIELD HEIGHTS	Lot: 600 DP: 818467
Private	16/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 16 SP: 92582
Private	8/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 8 SP: 92582
Private	14/133 Polding Street	FAIRFIELD HEIGHTS	Lot: 14 SP: 92582
Private	2/154-158 The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 SP: 84288
Company	273-277 The Boulevard	FAIRFIELD HEIGHTS	Lot: 100 DP: 1018839
Company	204-208 The Boulevard	FAIRFIELD HEIGHTS	Lot: 2 DP: 1097656
Company	204-208 The Boulevard	FAIRFIELD HEIGHTS	Lot: 3 DP: 1097656
Company	47 Stanbrook Street	FAIRFIELD HEIGHTS	Lot: 1 DP: 529758
Company	3/196 The Boulevard	FAIRFIELD HEIGHTS	Lot: 3 SP: 85981
Company	187 The Boulevard	FAIRFIELD HEIGHTS	Lot: C DP: 411070
Company	4/217 The Boulevard	FAIRFIELD HEIGHTS	Lot: 4 SP: 58520
Company	239 The Boulevard	FAIRFIELD HEIGHTS	Lot: 61 Sec: 33 DP: 573
Company	239 The Boulevard	FAIRFIELD HEIGHTS	Lot: 62 Sec: 33 DP: 573
Company	195 The Boulevard	FAIRFIELD HEIGHTS	Lot: 1 DP: 34255
Private	217 The Boulevard	FAIRFIELD HEIGHTS	Lot: 0 SP: 58520
Private	154-158 The Boulevard	FAIRFIELD HEIGHTS	Lot: 0 SP: 84288
Private	196 The Boulevard	FAIRFIELD HEIGHTS	Lot: 0 SP: 85981
Private	133 Polding Street	FAIRFIELD HEIGHTS	Lot: 0 SP: 92582
Company	176-186 The Boulevard	FAIRFIELD HEIGHTS	Lot: 100 DP: 1179824
Company	47 Stanbrook Street	FAIRFIELD HEIGHTS	Lot: 4 DP: 231726
Company	47 Stanbrook Street	FAIRFIELD HEIGHTS	Lot: 3 Sec: 6 DP: 957

Figure1: Aerial view of the subject site and surrounding



Photographs of the subject site and structures within the town centre





2.2 Road access and parking at the subject site

The subject site sits on a high ground within the Fairfield Local Government Area (LGA) known as Fairfield Heights. The site is accessed by arterial roads namely Polding Street, The Boulevard and Hamilton Road. These arterial roads provide fast and easy access to Cumberland Highway and to the Horsley Drive.

The Boulevard which runs through the subject site provides a 13m carriageway with provision of one through lane of traffic in each direction in conjunction with parallel parking along both alignments. Kerb side parking within the subject site provide a 1 hour limit parking operating between 8.30am to 6.00pm, Monday to Friday and 8.30am to 12.30pm on Saturdays.

The traffic flow through The Boulevard, within the town centre is fairly quiet with mostly the local residents using the through fare.

2.3 Existing planning controls

Table 1 below summarises the current planning controls applicable to the subject site

Table 1: Current planning controls

Zone	Height of Building	Floor Space Ratio	Minimum Site Area
B2 Local Centre	9m	No FSR	No Min Site Area

Uses permitted within B2 Local Centre zone include boarding houses, child care centres, entertainment facilities, function centres, information and education facilities, medical centres, passenger transport facilities, indoor recreation facilities, registered clubs, respite day care centres, restricted premises, roads, service stations, shop-top housing and tourist and visitor accommodation.

The current height of buildings provision for the subject site is 9m. Section 3.3 of the DCP states that the height controls for the B2 Local Centre zone should be a consistent and compatible building height, resulting in a harmonious streetscape. The established building heights are between 1 to 3 storeys. In order to maintain a sense of continuity in the centre, no building is permitted to exceed a height of 3 storeys or 9m (with average storey height (floor to ceiling) assumed to be 3m as specified in the *FLEP 2013*, Height of Buildings map.

Figure 2: Height of Buildings map for subject site



Source: *Fairfield LEP 2013*

2.4 Open space within the site and surrounds

The subject site and surrounding lacks public recreation space. The Fairfield Heights Town Centre lacks civic open space.

The Fairfield Heights Park which is for public recreation is located close to the subject site along Camden Street and Station Street. The park is well maintained and embellished with play equipment and a few seating. There is a public toilet within the park as well.

The park is fairly safe well surveillanced by the neighbourhood as most houses around the park are facing the park. The park has capacity to be further embellished with added BBQ facilities and seatings to cater for the additional population in the area resulting from the planning proposal.

There is another public recreation space along Polding Street known as Prospect View Reserve. This park is much larger in size but seems to be used by local sporting clubs. The park is not embellished with any children's play equipment.

Along Barton Street, Council has year marked 3 properties to be acquired under *FLEP 2013*, Land Reservation Map for public recreation purposes. The properties are zoned RE1 Public Recreation. However, 6 and 8 Barton Street consists of residential dwelling which seems to be built fairly recently. The houses are in good condition. 8A Barton Street contains a Girl Guides building and this property has a much larger land area.

Acquisition and development of 6, 8 and 8A Barton Street into a public open space could take longer than anticipated unless Council resolves to take action within a set timeframe in the near future. Table 2 below provides details of the properties year marked to be acquired under *FLEP 2013*, land acquisition reservation (LRA) map.

Table 2: Land to be acquired under *FLEP 2013*, LRA map

Property Address	Lot no:	Deposited Plan no:
6 Barton Street	152	7638
8 Barton Street	153	7638
8A Barton Street	154	7638

Brenan Park, which is another public recreation space, sits approximately 830m away from the subject site. This park could be difficult to assess on foot by aged residences, people with disability, mothers with prams and small children.

Photographs of parks near the subject site



Fairfield Heights Park





Prospect View Park

2.5 Surrounding developments

The surrounding properties are zoned R3 Medium Density Residential and developments consists of mostly single storey and double storey (brick veneer) detached dwellings, dual occupancies and pockets of medium density villa/ town house type housing. The area is well serviced by a number of child care centres.

The surrounding R3 Medium Density Residential zone still has a lot of capacity to develop under the current planning controls. The lot sizes large with wide frontages and have potential to develop town houses and villas. The surrounding properties are well built and there seems to be no major developments occurring within the town centre except for the occasional development applications.

Photographs of surrounding developments





2.6 Comparison of Heights of Buildings provision and other controls with town centres of similar scale within Fairfield LGA

Table 3: Comparison of Height of Buildings with other centres

Town Centre	Zone	HOB	FSR
Fairfield Heights	B2 Local Centre	9m	No FSR
Canley Heights	B2 Local Centre	20m 17m 18m	No FSR
Canley Vale	B2 Local Centre	26m 23m 10m	No FSR
Fairfield West	B2 Local Centre	18m	No FSR
Bonnyrigg	B1 Neighbourhood Centre	Deferred Matter <i>FLEP 94</i> 23m for 6 storeys 15.5m for 4 storeys	Deferred Matter <i>FLEP 94</i>
Prairiewood	B4 Mixed Use	18m	0.57:1

The comparison of Height of Buildings indicates that Fairfield Heights is the only town centre that is being constrained by HOB provisions within the *FLEP 2013*. Fairfield Heights Town Centre operates on a higher scale in terms of retail floor space and services provided compared to Canley Vale Town Centre but there is a huge disparity in the HOB provisions between the two. It can be assumed that the HOB of Canley Vale Town Centre is warranted due to the Canley Vale railway station services within the town centre which creates potential for more high density developments.

However, it should be noted that Fairfield railway station can also be easily accessed by the residents of Fairfield Heights.

2.7 Fairfield Heights Urban Design Study (UDS)

On 14 June 2016, a report (Item 63) was presented to the Outcomes Committee seeking Council endorsement of the preparation of an applicant funded Urban Design Study for Fairfield Heights Town Centre.

In November 2016, Council engaged town planning (TPG), urban design (LFA) and economic feasibility (AEC) specialist consulting firms to undertake the urban design study work.

The project commenced with a comprehensive site visit and an invitation to landowners to participate in consultations which were held at Council's Administration Centre during November 2016. Landowners were encouraged to share their vision and ambitions for their sites, including submission of development concepts for review.

2.7.1 Constraints and opportunities identified by the study

The study identifies a number of **constraints** of the study as follows:

- Fragmented land ownership is a barrier to redevelopment of the older 1-2 storey retail buildings;
- The narrow footpath along The Boulevarde limits the ability to activate footpaths and introduce street tree planting due to awning overhang;
- The town centre is surrounded by low and medium density residential development up to 2 storeys; and
- There are limited opportunities to achieve a well located neighbourhood park of 3,500-5,000m² to accommodate the future population growth in the area due to the number of strata developments adjoining the site to the east and the narrow lot development and subdivision pattern to the west of The Boulevarde.

The study identifies a number of **opportunities** to enhance the centre as follows:

- Increase street trees, street furniture and public art along The Boulevarde;
- Existing private car parking for the Brown Jug Hotel (47 Stanbrook St) could accommodate future residential development;
- Opportunities for new public open space adjoining the centre along Station Street, corner of Polding Street and The Boulevarde and the western service lane and Ann Street; and
- New laneways to provide greater connectivity, servicing and traffic flow.

2.7.2 Urban framework and development strategy

The Urban Design Study adopts the following urban design objectives and principles for the Fairfield Heights Town Centre:

Accessibility/Connectivity

- To create a robust, walkable town centre with accessible services, facilities, open spaces and public transport connections (bus); and

- To provide attractive opportunities and incentives for future developers through exploring changes to existing planning and development standards that would also provide community benefits through the provision of laneways and public car parking.

Recommendation:

- Provide for a laneway between Stanbrook Street and Station Street for vehicular and pedestrian movement, as well as public car parking; and
- Potential for Woolworth's service access to connect with the new laneway if necessary.

Built form and land uses

- To develop a mixed use character with a focus on residential and opportunities for work, life and play;
- To provide attractive opportunities for future developers to deliver desired built form and place making outcomes guided by appropriate bulk (building footprints) and scale (height of building);
- To incorporate sustainability practices in urban design, landscape and building design (e.g. solar passive design and energy efficiency); and
- To address and improve the interface between mixed use development sites and adjoining residential land uses.

Recommendation:

- Ensure development is consistent with the requirement and practises set out in SEPP 65 and the Apartment Design Guide;
- Continue and reinforce the definition of The Boulevarde with low rise street edge mixed use buildings;
- Establish a sense of arrival with distinctive built form at the north and south gateways;
- Safer by design principles to be incorporated (CPTED implementation with projects);
- Appropriate design to mitigate noise impacts associated with Polding Street;
- Active frontages to mixed-use developments required to The Boulevarde, Stanbrook Street, Station Street, Karabar Street and Polding Street; and
- Awnings or colonnades for weather protection to all retail uses.

Centre vitality and economy

- To transform Fairfield Heights Town Centre into an active, safe and vibrant local centre; and
- To encourage apartment style living to enliven and regenerate the town centre and stimulate business activity.

Recommendation:

- Encourage new housing accessible to public transport services and facilities that will support the viability of a range of commercial uses within the town centre; and
- Establish appropriate bulk, scale and heights that will create the residential densities required to provide a vibrant and active centre and taking into account local context.

Civic and open spaces

- To support place-making in Fairfield Heights Town Centre to increase local identity, memorable experiences and sense of place;
- To provide enjoyable, active, permeable, high quality public domain and open spaces through social, cultural and public art elements;
- To provide attractive opportunities and incentives for future developers through exploring changes to existing planning and development standards that would also provide community benefits through the provision of public spaces; and
- To undertake streetscape improvements to The Boulevarde as the main focus of retail and community activity.

Recommendation:

- Create a central village square focussed on the intersection of The Boulevarde/ Stanbrook Street to provide a 'community heart' as a focal point for social interaction;
- New development should positively address the village square with activated shop fronts at ground level and living areas above ground to encourage casual surveillance;
- Allow the centre to develop with a 'fine grain' character retained; and
- New paving, tree plantings and street furniture.

Housing

- To support the development of shop-top apartment style housing/ mixed use development along The Boulevarde as the main street, side streets and larger sites; and
- To integrate future housing with new or existing community facilities and open space to provide community benefits.

Recommendation:

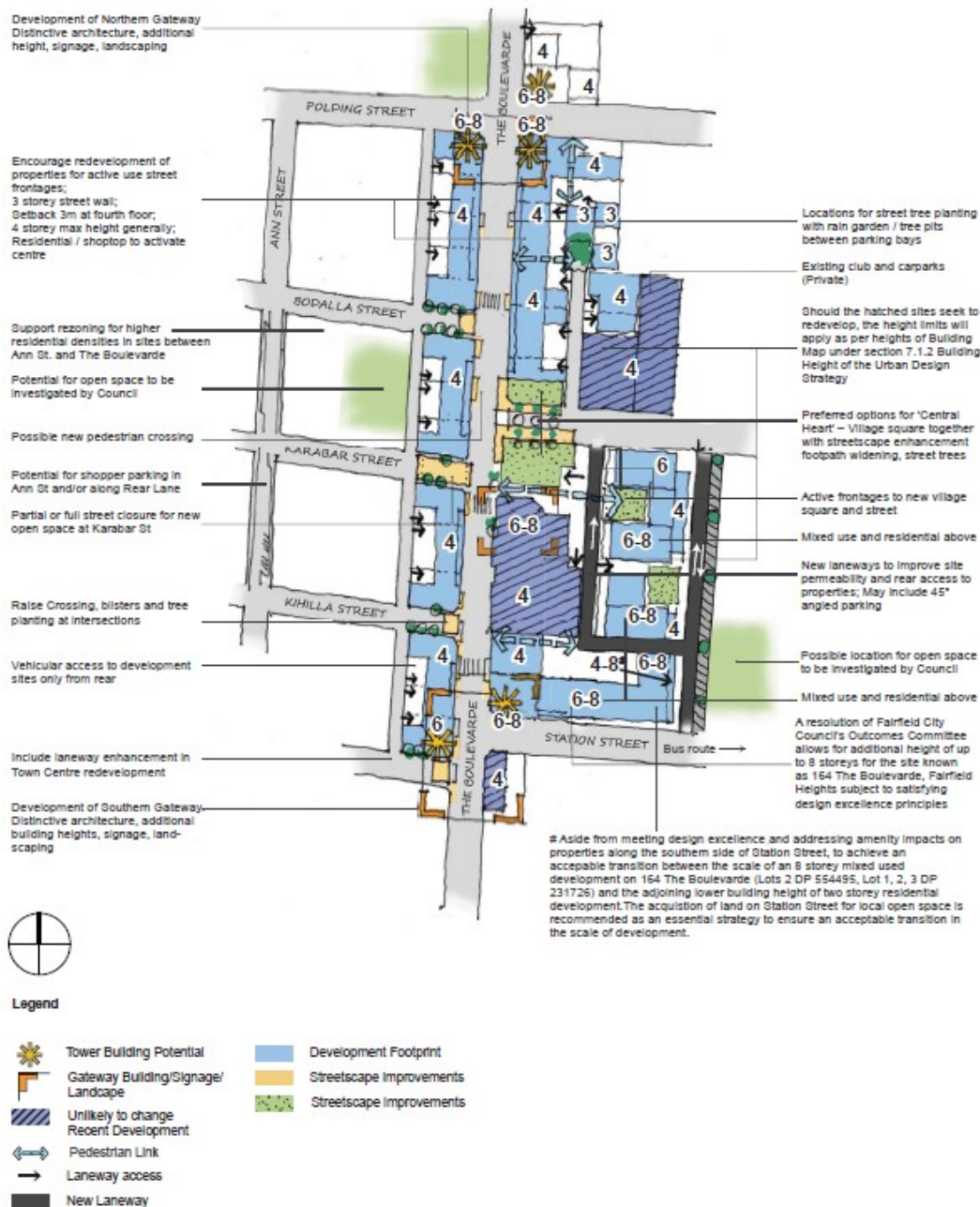
- Increase residential development in the Fairfield Heights Town Centre in a shop-top housing format to assist in reinforcing the viability of local business and increase vibrancy;
- Increased building height within the centre will provide greater economic incentive to develop shop-top housing to benefit the public domain in terms of enhancing the sense of enclosure along The Boulevarde, and increase levels of activity during the day and night;
- Acknowledge the existing human scale of the centre through built form including upper level setbacks and architectural treatments that respond well to existing form while establishing a new architectural benchmark for the centre; and
- Ensure a cohesive urban form is established during all stages of the town centre's redevelopment. Amalgamation of lots along The Boulevarde will likely be required in many instances to achieve sufficient lot widths (min of 1200m² recommended) to accommodate basement car parking and efficient floor plans.

Based on the Urban Design Principles, the following urban framework has been developed for the Fairfield Heights Town Centre:

- The Boulevarde as the main street with active retail at ground level;
- Shop-top housing 4-6 storeys (with partial 8 storeys at gateways with design excellence);
- Providing the potential for approximately 690-775 apartments;

- Gateway treatments to define north/south entry points;
- New civic spaces in the heart of the town centre;
- New development is to be accessed and serviced from new rear laneways; and
- New open space options and access provisions for existing and future residents.

Figure 2, below illustrates the urban framework for Fairfield Heights Town Centre



The Urban Design Study recommends the following provisions for the height of buildings (HOB):

- Increase the HOB from 9m to 14m to allow a minimum of 4 storey developments to be achieved throughout the town centre;
- Increase the HOB from 9m to 20m for the Brown Jug Hotel site (47 Stanbrook Street) to allow developments up to 6 storeys. An additional provision may be considered

under Clause 4.3 for this site to allow for additional HOB up to 6.5m (2 storeys) subject to achieving design excellence and public benefits such as public open space, affordable housing, laneway provision and community facility; and

- Introduce a provision under Clause 4.3 to allow for additional HOB up to 6.5 metres at identified key corner gateway sites.

The Urban Design Study recommends the following provisions for the Minimum Lot Size:

- Minimum lot size for the gateway sites within the Town Centre to ensure both design excellence and car parking requirements are met; and
- Larger sites where greater height of building development standard is balanced between the ability to ensure desired amenity for residents as well as community benefits that may be derived in the provision laneways and public car parking in the Fairfield Heights Town Centre.

The Urban Design Study recommends that Council seek to introduce Design Excellence clause in the FLEP 2013 to ensure development:

- Makes improvement to the public domain;
- Is suitable to its context and surrounding land uses;
- Contributes to the establishment of high quality streetscape;
- Demonstrates and appropriate relationship with existing or proposed development on neighbouring sites in terms of urban form, massing and architectural articulation; and
- Does not detrimentally impact on the adjacent public domain or any neighbouring property.

2.7.3 Community benefits

The Urban Design Study also generates opportunities for community benefits that can be provided through the development contribution funds accumulated from the future developments within the town centre and through negotiating voluntary planning agreement.

The Urban Design Study has identified preferred sites for a town centre village square as well as public open space purposes (refer to figure 2) and recommends Council investigate the feasibility of acquisition. Another key proposed community benefit is a new laneway along the eastern boundary of the town centre adjoining the existing R3 Medium Density Residential zoned land. This laneway would provide improved vehicular circulation along with pedestrian connectivity, with at grade angled car parking and provide a second street frontage to proposed open space.

In respect to traffic issues, input will be sought from the Roads and Maritime Service as part of the public exhibition process. Planning mechanisms to ensure that new roads/laneways are created will need to be resolved with landowners during the consultation period and prior to the finalisation of any future Planning Proposal(s). There may also be a need for more detailed studies of the traffic and road network in and around the Town Centre. This process would resolve the capacity, infrastructure and funding requirements to accommodate the increased development potential.

Other public benefits identified are streetscape enhancement, footpath widening and street trees.

Planning provisions and associated funding mechanisms to achieve these community benefits will need to be further evaluated during the exhibition period and will form part of a subsequent Planning Proposal.

2.7.4 Broader implications of the Fairfield Heights urban design study

The following assessment provides an overview of broad implications arising from the outcomes of the Urban Design Study:

Economic implications

- Enable residential development (increase catchment population);
- Pedestrian connectivity (encourage more linked shopping trips and increase overall visitor spend);
- Upgrade to public domain (enhance retail experience);
- Migrant population (promote a rich retail experience through culturally specific retail and food opportunities).

Social and recreation implications

- Potential to provide open space in and around the centre where there is significant lack of public open space.
- Potential to investigate open space and recreation opportunities within a radius of 200 to 400 metres of the centre.
- Increase health and well-being impacts upon a community and the desirability of areas within which to move or invest.
- Provide housing choice in an area of low socio economic status and a higher level of households living in rental stress.

The concepts prepared seek to build upon Council's past place making achievements and identify opportunities for local new, improved, accessible and diverse open space destinations.

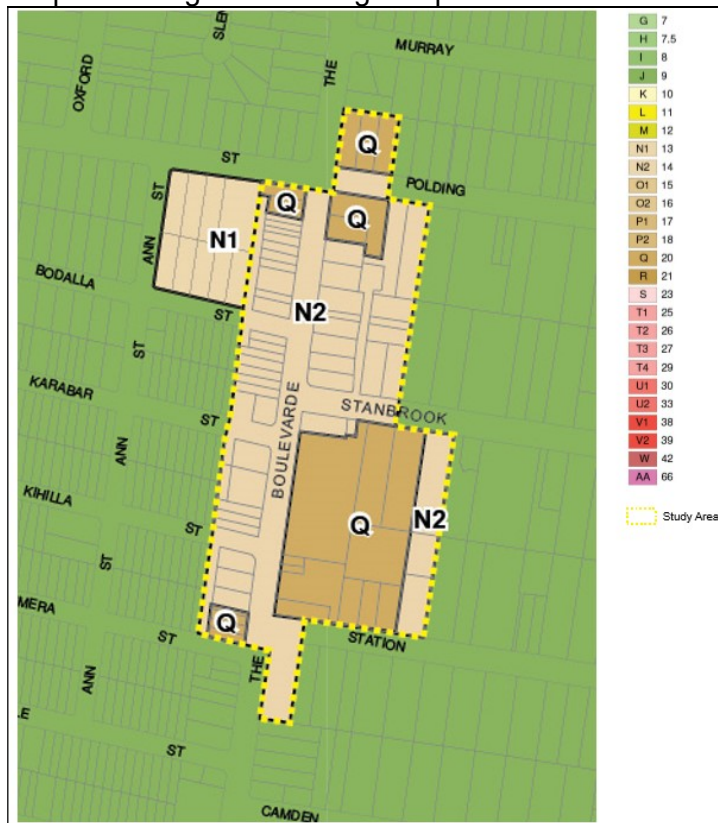
The Fairfield Heights Urban Design Study unlocks the development potential of the town centre. It is anticipated that this future growth as well as that of the uplift in zoning identified in the Fairfield Residential Strategy 2009 will provide increased developer contributions levies in the study area that can be directed to funding additional community infrastructure such as that identified in the draft Study. This is in addition to any other potential Voluntary Planning Agreements that may be negotiated with landowners seeking to redevelop.

3. Part 1 – Objectives or Intended Outcomes

The objectives and intended outcomes of the planning proposal are to:

- Amend the *Fairfield Land Environmental Plan 2013*, Heights of Buildings map from 9m to a range between 14m – 20m for the sites within the B2 Local Centre zoned land at Fairfield Heights Town Centre;
- Introduce a Design Excellence clause within the FLEP 2013 to allow for further 6.5m Height of Building subject to satisfying design excellence principles for selected gateway sites to develop up to 8 storeys within the Town Centre; and
- Amend the Town Centre Precinct, Minimum Site Area map for certain sites within the Fairfield Heights Town Centre to ensure both design excellence and car parking requirements are met.

Proposed Height of Buildings map:



Proposed Minimum Site Area map:



4. Part 2 – Explanation of provisions

The planning proposal will achieve the objectives and intended outcomes by amending the *Fairfield LEP 2013*, Heights of Buildings to increase the Height of Buildings (HOB) provisions within the *Fairfield LEP 2013* from 9m to a range of 14m-20m and allow for further 6.5m Height of Building subject to satisfying design excellence principles for selected gateway sites to develop up to 8 storeys within the Town Centre.

4.1 Fairfield Heights Town Centre DCP

Fairfield Heights Local Business Centre Development Control Plan (DCP) 2013 provides planning control for developments within the B2 Local Centre zone. The DCP was made in conjunction with the Fairfield Local Environmental Plan 2013.

The Urban Design Study for Fairfield Heights Town Centre also recommended development controls that will be introduced to the existing DCP to guide the incremental development throughout the town centre.

Development Objectives:

- To improve the amenity of Fairfield Heights Town Centre for business, workers, residents and visitors;
- To enhance Fairfield Heights Town Centre as a vibrant place with a diverse range of activities and destinations;
- To encourage design excellence for all buildings which enhance and responds to the local character of Fairfield Heights Town Centre;
- To ensure a human scale for all development in the Fairfield Heights Town Centre.
- To provide a diverse range of shops and services in the Fairfield Heights Town Centre that caters for local needs;
- To minimise adverse impacts and enhance the amenity of adjacent residential areas;
- To ensure the compatibility of land uses and minimise land use conflict; and
- To create a unique sense of place through place making initiatives and urban art.

5. Part 3 – Justification

5.1 Section A – Need for a Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

Initially the planning proposal resulted from an applicant initiated planning proposal. However, an Urban Design Study was undertaken to guide and support the planning proposal.

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

The *FLEP 2013* is Council's principle Standard Instrument Local Environmental Plan (LEP). The planning proposal seeks to amend the *FLEP 2013* Heights of Buildings Map by increasing the Height of Buildings provision for all B2 Local Centre zone within the Fairfield Heights Town Centre. The HOB increment is varied from 14m – 20m (4 storeys to 6-8

storeys) for the sites within the town centre. A planning proposal is the most appropriate way to achieve this outcome.

5.2 Section B – Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities is guided by 10 overarching directions, which provide:

- Interconnected infrastructure;
- Productivity;
- Liveability; and
- Sustainability.

The planning proposal is consistent with the Directions, Potential Indicators and Objectives/ Planning Priorities of **The Metropolis of Three Cities** and **Western City District Plan 2056** as follows:

Directions	Consistency
<p>Direction: A city for people.</p> <p>Potential indicators: Increased walkable access to local centres.</p> <p>Objective 6: Services and infrastructure meet communities' needs.</p> <p>Objective 7: Communities are healthy, resilient and socially connected.</p> <p>Objective 8: Greater Sydney's communities are culturally rich with diverse neighbourhoods.</p> <p>Objective 9: Greater Sydney celebrates the arts and supports creative industries and innovation.</p>	<p>The planning proposal is consistent with this direction. The Fairfield Heights Urban Design Study that guides this planning proposal identified opportunities for potential open spaces to be investigated by Council.</p>
<p>Direction: Housing the city.</p> <p>Potential indicators: Increased housing completions (by type); number of councils that implement Affordable Rental Housing.</p> <p>Objective 10: Greater housing supply.</p> <p>Objective 11: Housing is more diverse and affordable.</p>	<p>The planning proposal is consistent with this direction. It intends to increase the Height of Buildings provision for the Fairfield Heights Town Centre. The proposed amendment to the LEP will provide greater opportunities for additional shop-top housing within the town centre.</p>
<p>Direction: A city of great places</p> <p>Potential indicators: Increased access to open spaces.</p> <p>Objective 12: Great places that bring people together.</p> <p>Objective 13: Environmental heritage is identified, conserved and enhanced.</p>	<p>The planning proposal is consistent with this direction. The Fairfield Heights Urban Design Study that guides the planning proposal identified opportunities for civic open spaces within the Fairfield Heights Town Centre. The opportunities for civic open spaces will be negotiated through VPA during the DA stage of the development.</p>

Is the Planning Proposal consistent with the local Council's community strategic plan, or other local strategic plan?

Fairfield City Centres Study 2015

The Fairfield City Centres Study 2015 was undertaken to review the current situation of the existing retail and commercial centres and examine the future demand for retailing and the implications for the centres network. There is a particular focus on the Fairfield City Centre and the Town Centres of Prairiewood, Bonnyrigg and Cabramatta.

The overall objective of this study is to develop an updated Centres Study that promotes the future economic well-being of Fairfield City. Other objectives of study are to:

- Formulate a retail and commercial strategy for centres, in particular for Fairfield City Centre, Prairiewood, Bonnyrigg and Cabramatta;
- Review the existing retail hierarchy and council's retail/commercial centres zoning/classification under the *FLEP 2013* and State and Regional Policies;
- Assist Council in building capacity to enable Council to confidently deal with the current and future development proposals; and
- Provide strategies and recommendations for specific issues identified by Council and Norling Consulting.

The following recommendations of the study can be considered to be in favour of Fairfield Heights:

- Increased building heights should be given serious consideration for medium to high density residential precincts located in close proximity to centres and public transport systems, especially Fairfield and Canley Vale with priority on Fairfield City Centre;
- The LEP should incentivize site amalgamation with centres by offering greater height limits for larger allotments;
- Develop (or revise existing) and implement a staged plan to improve public spaces within all major centres, particularly the Cabramatta Town Centre;
- Focus on attracting high density residential development through redevelopment of older sites in the area surrounding Fairfield City Centre. This can be achieved through increasing the building heights to ensure that redevelopment is financially viable (within the R4 High Density Residential zone); and
- Maintain the centre designations of Local and Neighbourhood Centres.

The planning proposal is seeking an amendment to the *FLEP 2013* Heights of Building map for Fairfield Heights B2 Local Centre zone. It is therefore consistent with the above recommendations of the study. The increased Height of Buildings provision will create opportunities for more shop-top housing in the B2 Local Centre zone.

Fairfield LGA Residential Development Strategy 2009

The Fairfield Residential Strategy (study) established the framework to ensure that the Fairfield LGA can accommodate the additional dwellings target of 24,000 dwellings as identified in the WCSDSS. The study focused on the eastern centres of the LGA including Fairfield Heights.

The study also identified significant capacity for growth mainly in the existing medium-high density zones in the eastern half of the LGA and recommended a number of up-zoning to accommodate the additional density (14,000 dwellings) to be carried out as part of the comprehensive *FLEP 2013*.

The study recommended the following for Fairfield Heights:

- Opportunity to increase dwelling stock to meet range for a village;
- Encourage affordable housing in catchment;
- Maintain diversity and quality of retail and commercial services;
- Provision of services to be reviewed in-line with increases in density;
- Review opportunity to develop Polding Street as a key east-west bus route;
- Increase amount and distribution of open space across catchment, particularly in south-east of catchment;
- Investigate additional open space with the commercial core to increase activation. Improve quality of public domain in commercial core; and
- Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible.

Fairfield City Community Strategic Plan 2012-2022

Relevant FCCSP Outcome within the theme	Council's commitment to the outcome	How the Planning Proposal achieves the outcome
Theme 1 Goal 3: Enjoying a good standard of living and enhanced quality of life (we can satisfy our needs to meet our changing life requirements and ambitions)	3.3 A range of housing types that caters for different life stages, family needs and levels of affordability.	The planning proposal seeks to increase the maximum heights controls for the Fairfield Heights Town Centre. The proposed increase in heights will allow the centre to grow and change over time by facilitating a range of shop-top housing types to meet the needs of families at different stages of their lives and levels of affordability.
Theme 2 Goal 2: Building and Infrastructure meet the changing standards, needs and growth of our community. (our city has activities, buildings and infrastructure to an agreed standard that cater our diverse needs and future growth)	2.1 Infrastructure and community facilities are planned and managed, resourced and accessible to meet community needs and service levels.	The planning proposal is supported by the Urban Design Study which provides planning control recommendations for Fairfield Heights Town Centre DCP. The recommended planning controls will be incorporated into the DCP to increase capacity to rejuvenate the town centre by improving the future building developments.
Theme 2 Goal 4: Our city has quality public spaces as well as entertainment and leisure and recreation opportunities. (our city has high quality and well used destinations that provide for a range of leisure and recreation opportunities)	4.1 Town and neighbourhood centres are social meeting places as well as places for business.	The planning proposal can be used as a means of negotiating S94 developer's contribution or voluntary planning agreements with the developers to improve the public space within the town centre.
Theme 4 Goal 2: Having vibrant, safe and	2.2 Shopping centres are safe and attractive with good amenity.	The planning proposal seeks to increase the maximum heights controls for the

Relevant FCCSP Outcome within the theme	Council's commitment to the outcome	How the Planning Proposal achieves the outcome
attractive places for shopping and access to services. (We have attractive, safe shopping centres that provide a range of retail, commercial and service opportunities to meet the needs of the community.		Fairfield Heights Town Centre. Increasing the heights controls will provide opportunity for more shop-top housing, thus, enabling S94 contributions to be generated. The S94 contributions will be utilised to provide civic open space and amenities for the town centre and therefore, improving the amenities within the town centre to make it more vibrant, safe and attractive.

Is the Planning Proposal consistent with the applicable state environmental policies?
The relevant State Environmental Planning Policies are outlined in the table below:

No.	Title	Summary	PP application's consistency with the SEPP
19	Bushland in Urban Areas	Aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	Applies to State The subject site affected by the Planning Proposal is not affected by bush land.
21	Caravan Parks	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents.	Applies to State except land to which SEPP (Western Sydney Parklands) applies. Consistent
29	Western Sydney Recreation Area	Aims to enable the carrying out of development for recreational, sporting and cultural purposes within the Western Sydney Recreation Area	Applies to Fairfield LGA Consistent (Applies to land within Western Sydney Parklands - Eastern Creek, Prospect, Horsley Park and Hoxton Park) However, the land affected by the Planning Proposal is not located at Horsley Park.

30	Intensive Agriculture	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	Applies to State Consistent
32	Urban Consolidation	Aims to facilitate surplus urban land redevelopment for multi-unit housing and related development in a timely manner.	Applies to State Applies to all urban land, except Western Sydney Parklands under that SEPP Consistent The planning proposal seeks to increase the Height of Buildings provisions for Fairfield Heights Town Centre which will provide opportunities for more shop-top housing.
33	Hazardous and Offensive Development	Aims to provide additional support and requirements for hazardous and offensive development	Applies to State Consistent
50	Canal Estate Development	Prohibits canal estate development	Applies to State, except Penrith Lakes Consistent
55	Remediation of Land	Provides a State wide planning approach for the remediation of contaminated land.	Applies to State Consistent The planning proposal aims to increase the Height of Buildings provision Fairfield Heights Town Centre. These lands are currently not affected by site contamination. However, any subsequent DAs lodged may need to undertake a phase 1 contamination assessment to fulfil Clause 6 requirements of the SEPP if the proposal proceeds to s.56 Gateway Determination and notification (gazettal).
62	Sustainable Aquaculture	Aims to encourage and regulate sustainable	Applies to State Consistent

		aquaculture development	
64	Advertising and Signage	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	Applies to State Consistent
65	Design Quality of Residential Flat Development	Aims to improve the design qualities of residential flat building development in New South Wales.	Applies to State, except Kosciusko SEPP area Consistent The proposed controls, which would work in conjunction with Council's Development Control Plan framework, would be consistent with SEPP 65. Any subsequent DAs would need to comply with the SEPP.
	Housing for Seniors or People with a Disability 2004	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability.	Applies to State To be considered at DA stage if required.
	Building Sustainability Index: BASIX 2004	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	Applies to State To be considered at DA stage if required.
	Major Development 2005	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	Applies to State Consistent
	Mining, Petroleum and Extractive Industries 2007	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources	Applies to State Consistent

	Miscellaneous Concerns Provisions 2007	Aims to provide that the erection of temporary structures is permissible with consent across the State, development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.	Applies to State Consistent
	Infrastructure 2007	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	Applies to State Is not applicable to this PP.
	Rural Lands 2008	Aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes	Apply to Fairfield LGA Consistent
	Exempt and Complying Development Codes 2008	Aims to provide streamlined assessment process for development that complies with specified development standards.	Applies to State To be considered at DA stage if required.
	Western Sydney Parklands 2009	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region.	Applies to Fairfield LGA Consistent Applies to land within the Blacktown, Fairfield and Holroyd LGAs (Quakers Hill to West Hoxton)
	Affordable Rental Housing 2009	Aims to provide a consistent planning regime for the provision of affordable rental housing and	Applies to State To be considered at DA stage if required.

		facilitate the effective delivery of affordable housing	
	State and Regional Development 2011	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine development applications.	Applies to State Consistent

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

No	Title	Summary	Application
18	Public transport corridors	Aims to protect provision for future public transport facilities.	Applies to Fairfield LGA. Applies to the Fairfield, Parramatta, Holroyd and Baulkham Hills LGAs. Consistent. However, the planning proposal does not affect the facilities for future transport provision.
20	Hawkesbury Nepean	Aims to protect the Hawkesbury-Nepean River System.	Applies to Fairfield LGA. Applies to certain LGAs within Greater Metropolitan Region. Consistent. However, the planning proposal does not affect the Hawkesbury- Nepean River System.

Is the Planning Proposal consistent with applicable Ministerial Directions (S.9.1 directions)?

The relevant section 9.1 directions contained within the Environmental Planning and Assessment Act 1979 is outlined in the table below:

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	<ul style="list-style-type: none"> Encourage employment growth in suitable locations Protect employment land in business and industrial zones Support the viability of identified strategic centres. 	<p>The planning proposal aims to amend the <i>FLEP 2013</i> height of buildings map Fairfield Heights Town Centre.</p> <p>However, the changes to the Heights of Buildings map will not provide any increment in the business opportunities within the town centre.</p>	N/A
1.2 Rural Zones	<ul style="list-style-type: none"> Protect agricultural production value of rural land. 	N/A	N/A
1.3 Mining, Petroleum Production and Extractive Industries	<ul style="list-style-type: none"> Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. 	N/A	N/A
1.4 Oyster Aquaculture	<ul style="list-style-type: none"> Protect oyster aquaculture areas. 	N/A	N/A
1.5 Rural Lands	<ul style="list-style-type: none"> Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes. 	N/A	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> Protect and conserve environmentally sensitive areas. 	<p>The planning proposal is consistent with this direction.</p> <p>This planning proposal does not affect environmentally sensitive areas.</p>	YES

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
[Direction 2.1 (1)]			
2.2 Coastal Protection	<ul style="list-style-type: none"> Implement the principles in the NSW Coastal Policy. 	N/A	N/A
2.3 Heritage Conservation	<ul style="list-style-type: none"> Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. 	<p>The planning proposal is consistent with this direction. There are no heritage significant items within the subject site.</p> <p>This planning proposal does not affect heritage items.</p> <p>[Direction 2.3 (1)]</p>	YES
2.4 Recreation Vehicle Areas	<ul style="list-style-type: none"> Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles. 	N/A	N/A
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	<ul style="list-style-type: none"> 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 services Minimise the impact of residential development on the environment and resource lands. 	<p>The planning proposal is consistent with the direction. The Planning Proposal aims to amend the <i>FLEP 2013</i> Height of Buildings map of the Fairfield Heights Town Centre.</p> <p>This planning proposal will therefore result in more shop-top housing opportunities within the town centre.</p> <p>The subject site is located in an existing established Fairfield Heights Town Centre.</p> <p>The existing infrastructure and services have the capacity to cater for the proposed developments resulting from this Planning Proposal.</p> <p>[Direction 3.1 (1) (b)].</p> <p>The subject site is located 1850m from the Fairfield</p>	YES

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
		<p>railway station. The site is also well serviced by buses.</p> <p>The planning proposal and the indicative development proposal seems to have minimum impact on the environment and resource lands [Direction 3.1 (1) (c)].</p> <p>However, sustainable development principles adopted from SEPP 65 will ensure that the impact of residential development has minimal impact on the environment and resource lands.</p>	
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> ▪ Provide for a variety of housing types ▪ Provide opportunities for caravan parks and manufactured home estates. 	N/A	N/A
3.3 Home Occupations	<ul style="list-style-type: none"> ▪ Encourage the carrying out of low-impact small businesses in dwelling houses. 	No change	YES
3.4 Integrating Land Use and Transport	<ul style="list-style-type: none"> ▪ 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 	The planning proposal is consistent with this direction.	YES
3.5 Development Near Licensed Aerodromes	<ul style="list-style-type: none"> ▪ Ensure effective and safe operation of aerodromes ▪ Ensure aerodrome 	N/A	N/A

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
	<p>operation is not compromised by development</p> <ul style="list-style-type: none"> ▪ Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures. 		
3.6 Shooting Ranges	<ul style="list-style-type: none"> ▪ 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. 	N/A	N/A
4. Hazard and Risk			
4.1 Acid Sulfate Soils	<ul style="list-style-type: none"> ▪ Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. 	N/A	N/A
4.2 Mine Subsidence and Unstable Land	<ul style="list-style-type: none"> ▪ Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence. 	N/A	N/A
4.3 Flood Prone Land	<ul style="list-style-type: none"> ▪ Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>. ▪ Ensure that the provisions of an LEP on flood prone land are 	N/A	N/A

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
	commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.		
4.4 Planning for Bushfire Protection	<ul style="list-style-type: none"> 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. 	N/A	N/A
5. Regional Planning			
5.1 Implementation of Regional Strategies	<ul style="list-style-type: none"> To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. 	N/A	N/A
5.2 Sydney Drinking Water Catchments	<ul style="list-style-type: none"> To protect water quality in the hydrological catchment. 	N/A	N/A
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	<ul style="list-style-type: none"> Ensure that the best agricultural land will be available for current and future generations to grow food and fibre Provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning Reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas 	N/A	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	<ul style="list-style-type: none"> Protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route Prevent inappropriate development fronting the 	N/A	N/A

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
	highway <ul style="list-style-type: none"> Protect public expenditure invested in the Pacific Highway Protect and improve highway safety and efficiency Provide for the food, vehicle service and rest needs of travellers on the highway Reinforce the role of retail and commercial development in town centres, where they can best serve the population of the towns. 		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	N/A (Revoked)	-	-
5.6 Sydney to Canberra Corridor	N/A (Revoked – See amended direction 5.1)	N/A	N/A
5.7 Central Coast	N/A (Revoked – See amended direction 5.1)	N/A	N/A
5.8 Second Sydney Airport: Badgerys Creek	<ul style="list-style-type: none"> Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek 	N/A	N/A
6. Local Plan Making			
6.1 Approval and Referral Requirements	<ul style="list-style-type: none"> Ensure LEP provisions encourage the efficient and appropriate assessment of development 	<p>The planning proposal is consistent with this direction.</p> <p>The planning proposal seeks to amend the <i>FLEP 2013</i> Heights of Buildings map by increasing the increasing the current provisions to allow for more residential (shop-top housing) developments within the Fairfield Heights Town Centre. [Direction 6.1 (1)]</p>	Yes
6.2 Reserving Land for Public	<ul style="list-style-type: none"> Planning Proposal to facilitate the provision of 	N/A	N/A

Section 9.1 Direction No. and Title	Contents of Section 9.1 Direction	Planning Proposal	Comply
Purposes	public services and facilities by reserving land for public purposes <ul style="list-style-type: none"> Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 		
6.3 Site Specific Provisions	<ul style="list-style-type: none"> Discourage unnecessarily restrictive site specific planning controls 	<p>The planning proposal is consistent with the direction.</p> <p>However, the urban design study supporting the planning proposal includes recommendations for planning controls for the Fairfield Heights Town Centre DCP. [Direction 6.3 (1)].</p>	YES
7. Metropolitan Planning- A Metropolis of Three Cities			
7.1 Implementation of A Plan for Growing Sydney	<ul style="list-style-type: none"> Planning Proposal shall give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney 	<p>The planning proposal is consistent with the goal 2, A city of housing choice, with homes that meet our needs and life style. Direction: Accelerate housing supply across Sydney. Action: Accelerate housing supply and local housing choices.</p> <p>The planning proposal seeks to amend the <i>FLEP 2013</i> by increasing the Height of Building for the Fairfield Heights Town Centre.</p>	YES

5.3 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 planning proposal does not impose any adverse impact on the critical habitat or threatened species, populations or ecological communities or their habitats.

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 does not impose any significant environmental impacts.

How has the Planning Proposal adequately addressed any social and economic effects?

The planning proposal seeks to increase the maximum height limit of buildings in the B2 Local Centre zone at Fairfield Heights Town Centre. This increase of height will provide opportunities for more shop-top housing within the town centre.

The increased population as a result, will become a catalyst to reactivate the economy within the town centre. This will enable proliferation of town centre activities, thus, creating more opportunities for employment.

A further consultation with the community and public authorities Post-Gateway will present an opportunity for additional social or environmental effects, if any, to be identified. However, given the nature and scale of the proposal and the existing background studies undertaken to date, it is not anticipated that any further significant social or economic effects will emerge.

5.4 Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

Yes. The planning proposal seeks to increase the height of buildings provision within a B2 Local Centre zone at Fairfield Heights. The existing infrastructure within the town centre has the capacity to meet the infrastructure needs of this Planning Proposal.

The Fairfield Heights Town Centre has a dominant main street area zoned B2 Local Centre allowing a range of retail, business, entertainment, and community uses that serve local needs. The area is well serviced by bus.

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

The planning proposal does not require consultation with any State and Commonwealth public authorities at this stage with the exception of the Department of Planning and Environment.

However, the Gateway Determination will outline the necessary consultations.

6. 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 Height of Buildings map (HOB_016) to provide for a building height of 4m to 20m on various lots within the subject site; and
- Amend the relevant Minimum Site Area map (LSZ_016) to provide for a range (700sqm, 1500sqm and 2200sqm) of site area for certain sites within the Fairfield Heights Town Centre.

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 Height of Buildings map; and
- Proposed Minimum Site Area map.

7. Part 5 - Community Consultation

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 process.

It is proposed that at minimum this involves the notification of the public exhibition of the planning proposal:

- In the Fairfield City Corporate news section of the local newspaper that circulates widely in the local government area; and
- In writing letters to the owners of the affected properties, the adjoining and surrounding property owners.

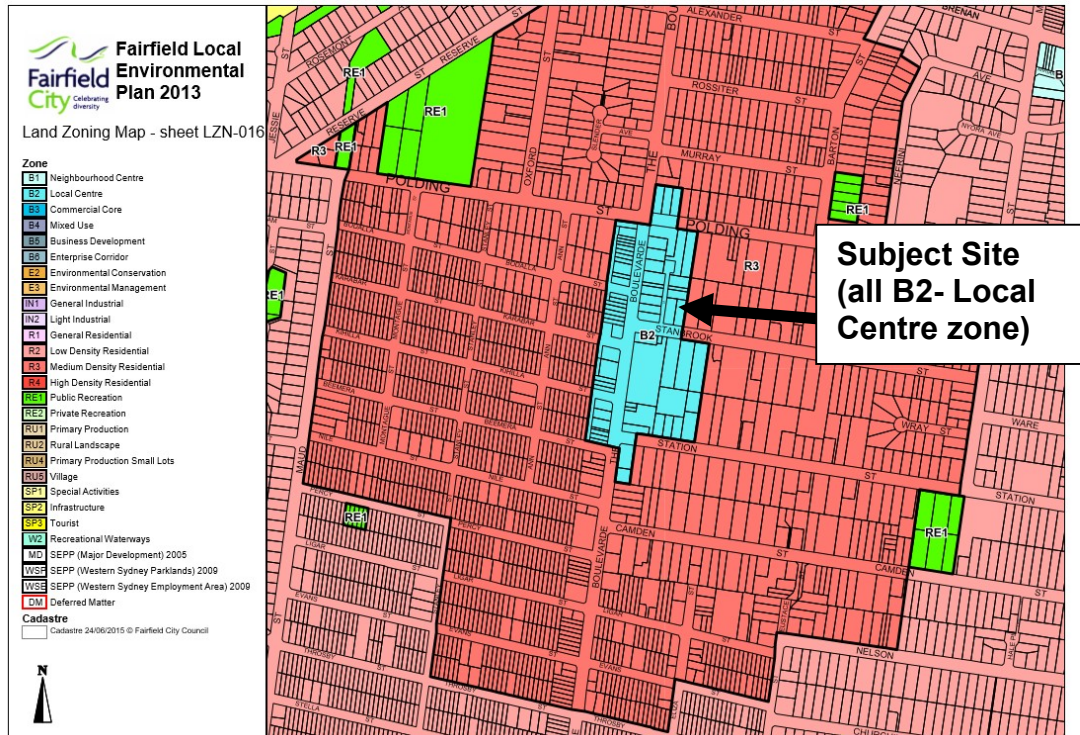
8. Part 6 – Project Timeline

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.3.34 – request for Gateway Determination	<ul style="list-style-type: none"> Prepare and submit Planning Proposal to DP&E 	April 2018
2	Gateway Determination	<ul style="list-style-type: none"> Assessment by DP&E (including LEP Panel) Advice to Council 	May 2018
3	Completion of required technical information and report (if required) back to Council	<ul style="list-style-type: none"> Prepare draft controls for Planning Proposal Update report on Gateway requirements 	June-July 2018
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> In accordance with Council resolution and conditions of the Gateway Determination. 	EXHIBITION PERIOD
5	Government Agency consultation	<ul style="list-style-type: none"> Notification letters to Government Agencies as required by Gateway Determination 	August 2018
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> Under the Gateway Determination issued by DP&E public hearing is not required. 	
7	Consideration of submission	<ul style="list-style-type: none"> Assessment and consideration of submissions 	1 month
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	October 2018
9	Possible re-exhibition	<ul style="list-style-type: none"> Covering possible changes to draft Planning Proposal in light of community consultation 	Minimum 1 month
10	Report back to Council	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	December 2018
11	Referral to PCO and notify DP&E	<ul style="list-style-type: none"> Draft Planning Proposal assessed by PCO, legal instrument finalised Copy of the draft Planning Proposal forwarded to DP&E. 	February 2019
12	Plan is made	<ul style="list-style-type: none"> Notified on Legislation web site 	April 2019
Estimated Time Frame			12 months

Appendix A

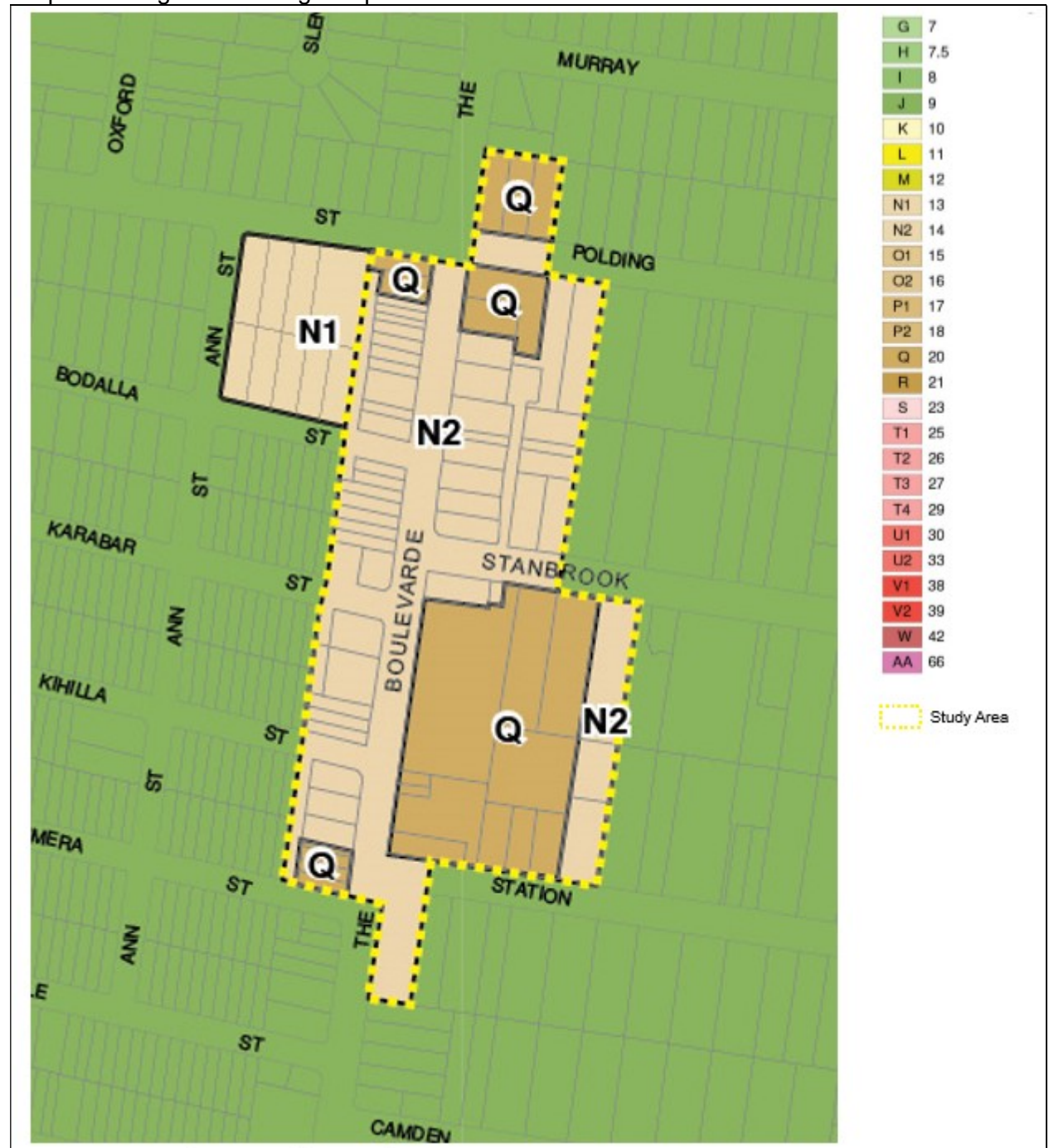
Subject Site- B2 Local Centre zoned land



Current Height of Buildings Map



Proposed Height of Buildings Map



Proposed Minimum Site Area Map

