

# Outcomes Committee



## AGENDA

**DATE OF MEETING:** 12 June 2018  
**LOCATION:** Staff Lunch Room  
**TIME:** 7.00pm

This business paper has been reproduced electronically to reduce costs, improve efficiency and reduce the use of paper. Internal control systems ensure it is an accurate reproduction of Council's official copy of the business paper.

## OUTCOMES COMMITTEE

Meeting Date 12 June 2018

Item Number. 76

**SUBJECT:** State Government Accelerated LEP Review Program - Funding Offer

---

**FILE NUMBER:** 18/12082

---

**REPORT BY:** Marcus Rowan, Manager Strategic Land Use & Catchment Planning

---

### RECOMMENDATION:

That:

1. Council supports participation in the Department of Planning and Environment's Accelerated Local Environmental Plan (LEP) Review Program and accepts the funding offer from the Minister for Planning of up to \$2.5 million to undertake a review of the Fairfield LEP and associated studies within 2 years.
  2. Council delegates the City Manager to sign the Accelerated LEP Review Program Funding Agreement.
  3. Should Council resolve to enter into the Agreement, a detailed project plan be prepared and reported to Council for endorsement prior to its submission to the Department of Planning and Environment.
- 

### SUPPORTING DOCUMENTS:

**AT-A** [↓](#) Draft LEP Review Project Outline May 2018

1 Page

---

### CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

---

### SUMMARY

The Department of Planning and Environment has written to Fairfield City Council to advise that the Minister for Planning is offering Council funding of up to \$2.5 million to support a review of the Fairfield Local Environmental Plan (LEP) 2013 within 2 years to ensure alignment with the priorities of the Greater Sydney Commission's Western City District Plan. The offer is subject to contractual conditions and funding would be provided in 5 staged payments over the next 2 years (2018/19 to 2019/20).

---

## OUTCOMES COMMITTEE

Meeting Date 12 June 2018

Item Number. 76

### Background

Council has recently commenced the preparation of the Fairfield Local Housing Strategy in accordance with the 2017/18-2020/21 Delivery Program (the project is referred to in the Delivery Plan as the Residential Development Strategy IN436). This work will address the identified housing targets in the Western City District Plan.

### Discussion

Whilst the Greater Sydney Region Plan requires all subject councils to prepare revised LEPs within 3 years, the Accelerated LEP Review Program funds are only being offered to selected councils as an incentive to complete the work within 2 years. The funds are not available to other councils or to councils that do not accept the funding offer. These councils will still be required to review their LEPs and will need to fund these reviews themselves.

Whilst the Program is mentioned in the City Deal Western Parkland City Housing Package, the funding offer stands alone and accepting it will not commit Council to other components of the Western Sydney City Deal.

A draft project outline has been prepared by Council officers identifying the strategies and studies which would be required to inform the LEP review, including a local housing strategy (refer **Attachment A**). The funding offer will enable the preparation of projects associated with the review of the LEP including the local strategic planning statement (LSPS), urban investigation areas, urban design studies and master plans, economic lands study (business lands review), community needs study, open space & recreation needs study, transport study, public domain plans, heritage study and the review of development control plans and development contributions plans.

The draft Funding Agreement document provided by the Department states that a Project Plan is to be prepared by Council and reviewed and approved by the Department as soon as practicable after the Agreement is signed.

### Project Timing

The Department of Planning and Environment requires the funding agreement to be accepted and signed by Friday 20 July 2018. The LEP review program is to commence in the 2018/19 financial year and be finalised in 2 years (ie. by 30 June 2020).

### Financial Implications

The funding offer would provide up to \$2.5 million over the financial years 2018/19 and 2019/20 with staged payments based on agreed milestones anticipated as follows:

- Milestone 1: Agreement Date (\$250,000.00)
- Milestone 2: Approval of Project Plan (\$500,000.00)
- Milestone 3: Exhibition of draft Local Strategic Planning Statement (\$625,000.00)

## OUTCOMES COMMITTEE

Meeting Date 12 June 2018

Item Number. 76

- Milestone 4: Submission of Planning Proposal for Gateway Determination (\$625,000.00)
- Milestone 5: Submission of Planning Proposal for LEP drafting (\$500,000.00) (30 June 2020)

The Residential Development Strategy (Local Housing Strategy) and LEP Review are identified in the Fairfield City Council 2017/18-2020/21 Delivery Program. These, as well as other projects identified within the Delivery Program linked to the preparation of a new LEP, will be able to be funded under the Acceleration Program.

If Council agrees to participate in the Acceleration Program approximately \$900,000.00 will be saved from the original budget estimates.

### CONCLUSION

The offer by the Minister for Planning to provide Fairfield City Council funding to undertake a review of the Fairfield LEP 2013, including the preparation of a local housing strategy, is proposed to be supported as the projects are already identified in Council's 2017/18-2021/21 Delivery Program and are also identified as actions in the Western City District Plan. The funding will enable the preparation of a range of studies and strategies as identified in **Attachment A**.

It is recommended that Council supports the participation in the Department of Planning's LEP review program and accepts the funding offer of up to \$2.5 million.

---

---

Marcus Rowan  
**Manager Strategic Land Use &  
Catchment Planning**

#### Authorisation:

Manager Strategic Land Use & Catchment Planning  
Group Manager City Strategic Planning

Outcomes Committee - 12 June 2018

File Name: **OUT12062018\_11.DOCX**

\*\*\*\*\* END OF ITEM 76 \*\*\*\*\*

**Draft Fairfield City LEP 2020 Project Plan**

