

Outcomes Committee



AGENDA

DATE OF MEETING:	11 September 2018
LOCATION:	Staff Lunch Room
TIME:	7.00pm

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OUTCOMES COMMITTEE

Meeting Date 11 September 2018

Item Number. 119

SUBJECT: State Government Accelerated LEP Review Program - Update and Draft Project Plan

FILE NUMBER: 18/12082

PREVIOUS ITEMS: 76 - State Government Accelerated LEP Review Program - Funding Offer - Outcomes Committee - 12 Jun 2018




REPORT BY: Marcus Rowan, Manager Strategic Land Use & Catchment Planning;
Kerry Longford, Counsultant Town Planner

RECOMMENDATION:

That:

1. Council endorse the draft project plan for the Accelerated Local Environmental Plan Review Program.
 2. Council support forwarding the draft project plan for the Accelerated Local Environmental Plan Review Program to the Department of Planning and Environment for review and approval in accordance with the Funding Agreement.
 3. Council endorse the allocation of funds within the 2018-19 Operational Plan for expenditure on the projects identified in the final approved project plan.
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SUPPORTING DOCUMENTS:

AT-A 	LEP Review Project Plan - Department Planning Template - Fairfield Completed Sep 2018	27 Pages
AT-B 	LEP 2020 Review Project Timeline Draft Sep 18	1 Page
AT-C 	Fairfield LEP Review Health Check Sep 2018	56 Pages

CITY PLAN

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

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SUMMARY

Council resolved at its 26 June 2018 meeting to participate in the Department of Planning and Environment's Accelerated Local Environmental Plan (LEP) Review Program and to accept 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.

This report considers the draft project plan (Attachment A) for the LEP Review which must be approved by the Department of Planning and Environment ("DPE") in accordance with Milestone 2 of the Accelerated LEP Review Program Funding Agreement.

The draft project plan is consistent with the reporting template provided by the Department and is also illustrated in a timeline (Attachment B) which:

- Identifies the phases, required status updates and milestones for the 2 year project.
- Identifies supporting studies that will inform the review of the LEP and associated plans including development control plans and development contributions plans.
- Establishes a project timeframe and estimated cost for individual components of the project, identifying project outputs including a local strategic planning statement ("LSPS") and planning proposal for a new Fairfield LEP (which will replace the current Fairfield LEP 2013). The review of the Fairfield DCP and development contributions plan will also be undertaken to reflect the new LEP provisions.

Council's support of the draft project plan (Attachment A) is sought. This will enable the draft project plan to be forwarded to the DPE for review and approval (in accordance with Milestone 2) which will release the second payment amount.

Background

The Accelerated LEP Review Program Funding Agreement has been formalised (signed) by Council and an invoice for the initial funding payment (Milestone 1) has been issued to the DPE.

This report considers the draft project plan which must be approved by the DPE in accordance with Milestone 2 of the Accelerated LEP Review Program Funding Agreement. The draft project plan is based on the analysis undertaken in the LEP Review Report ("Health Check") which is due to the DPE for review by 31 October 2018.

Discussion

LEP Review ("Health Check") Report

A LEP Review ("Health Check") report has been prepared to inform the LEP Review project including the preparation of a draft Local Strategic Planning Statement and future planning proposal.

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The LEP Review (“Health Check”) report has been prepared in accordance with the *LEP Roadmap (Guidelines for updating Local Environmental Plans to give effect to the District Plans in the Greater Sydney Region)* prepared by the Greater Sydney Commission (“GSC”).

The Fairfield LEP Review (“Health Check”) report is provided in Attachment C and indicates that the planning framework for Fairfield City comprising Fairfield LEP 2013, existing and updated strategic studies will provide Fairfield City Council with a comprehensive framework to respond to the Western City District Plan Objectives and Actions.

Draft LEP Review Program Project Plan

The draft project plan for the LEP Review project (refer Attachment A) is based on the reporting template provided by the DPE and in accordance with the LEP Review Program Funding Agreement. The draft project plan has been prepared based on the outcomes of the LEP Review (“Health Check”) report (Attachment C).

The draft project plan is also shown as a timeline (refer Attachment B) which identifies the:

- Project phases, required status updates and milestones for the 2 year project.
- Supporting studies that will inform the review of the LEP and associated plans (development control plan and development contributions plans).
- Estimated cost for individual components of the project.
- Project outputs including a local strategic planning statement (“LSPS”) and planning proposal for a new Fairfield LEP (which will replace the current Fairfield LEP 2013). These documents will also inform the preparation of a new Fairfield DCP and new Fairfield Contribution Plan.

The draft project plan includes a number of studies and strategies which will address the objectives and actions of the Western City District Plan and which will inform the preparation of the new Fairfield LSPS, Fairfield LEP and associated plans (development control plan and development contributions plan) as shown in Figure 1 below. These documents will combine to form the LEP Review Project; the concurrent preparation of the reports and studies will ensure that there is a coordinated approach to the analysis and recommendations. In addition, a consistent graphic design for all the reports and studies will be prepared by Council’s Communication team.

There are a number of key infrastructure and transport projects impacting on future planning for Fairfield City which will be considered in the LEP Review including the passenger transport corridor for the Parramatta to Western Sydney Aerotropolis (“WSA”) link and the corridor for a future Western Sydney Freight Line which will connect to the Sydney freight network. Land use planning for the WSA, including the draft Land Use and Infrastructure Implementation Plan (“LUIIP”) will also impact on proposed land uses and the sequencing of development in the future economic hub.

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The location between the larger Metropolitan Centres of Parramatta and Liverpool will influence Fairfield's role as a Strategic Centre and its economic, housing and social functions.

Fairfield's location within the boundary of the Western Parkland City, and also within the Central River City (centred on Greater Parramatta) impacts on future planning with the more intensive urban character of the Central River City being reflected in the eastern area of Fairfield City, while the western area is influenced by the WSA, the Urban Investigation Area (Rural Lands) and key transport corridors.

Housing to accommodate existing and future residents of Fairfield City will be a key consideration of the LEP Review project, including location, housing type and dwelling numbers. Issues including the dwelling targets established by the State Government and housing affordability will also be considered. A range of employment opportunities and future business growth will be investigated in the review of industrial and business zoned land.

An internal staff steering committee will be established, meeting monthly and extending to the completion of the project (June 2020) to ensure that the project meets the targets established in the draft project plan.

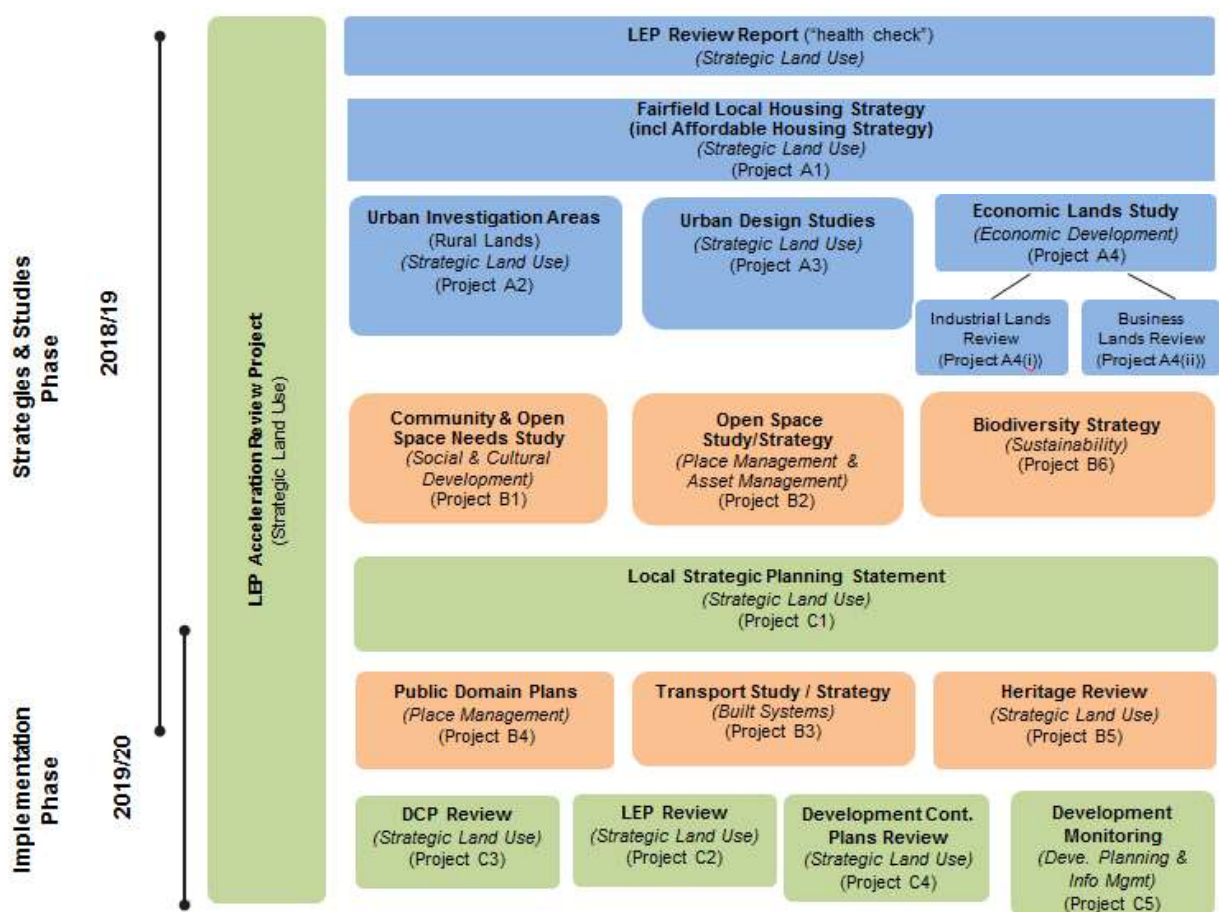


Figure 1: Summary of LEP Review Project

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In summary, as shown in the draft project plan for the LEP Review Project (Attachments A and B):

- The project formally commenced with the signing of the Accelerated LEP Review Program Funding Agreement (Milestone 1) considered by Council at its meeting of 26 June 2018.
- A LEP Review (“Health Check”) report has been prepared (refer Attachment C) in accordance with the *LEP Roadmap (Guidelines for updating Local Environmental Plans to give effect to the District Plans in the Greater Sydney Region)* prepared by the GSC.
- A draft project plan has been prepared (refer Attachment A) and must be submitted to the DPE for review and final approval as required by Milestone 2 of the Funding Agreement.
- A number of the projects identified in the draft project plan have commenced as they were included in Council’s 2017/18 Operational Plan (including Fairfield Local Housing Strategy, Urban Investigation Areas (Rural Lands), Urban Design Studies, Community & Open Space Needs Study and Transport Study). The current and 2019/20 Operational Plan will be updated to reflect this draft project plan.

The following key reporting requirements and milestones reflect the dates specified in the Funding Agreement and form the basis of the draft project plan and timeline (Attachments A and B).

Phase 1	Milestone 1	20 Jul 2018	Signing of funding agreement (Council completed).
LEP Review (“Health Check”)	Quarterly Report	31 Oct 2018	Submission of draft project plan for review and approval by the DPE (<i>this report</i>).
	Milestone 2	31 Jan 2019	Approval of project plan by the DPE.
Phases 2 & 3 Local Strategic Planning Statement (“LSPS”)	Studies and Strategies	Oct 2018 – Sep 2019	Preparation of studies and strategies to inform the draft LSPS and LEP Review (and associate plans). <u>Note</u> : a number of studies will extend beyond Sep 2019 as they relate to the review of associated plans (DCP and development contributions plan).
	Milestone 3	28 Jun 2019	Sign-off of draft LSPS by DPE and GSC. Exhibition of the draft LSPS.
Phases 4 & 5 Gateway & Exhibition of Planning Proposal/LEP	Milestone 4	30 Sep 2019	Submission of planning proposal for Gateway determination.

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Phase 6 Plan Making (LEP)	Milestone 5	30 Jun 2020	Submission of planning proposal for drafting of updated LEP. Completion of LEP Review Project
Phase 7 Draft DCP		Jan 2019 – Jun 2020 (follows completion of LEP Review)	Preparation of draft DCP to align with provisions in the new LEP and provide guidance on development.
Phase 8 Draft Development Contributions Plan		Jan 2019 – Jun 2020 (follows completion of LEP Review)	Preparation of draft development contributions plan which will consider the increased demand for public amenities and public services within the area anticipated from future development under the new LEP.
Phase 9 Development Monitoring		Jan 2020 onwards	Establish monitoring program and data collection for development within Fairfield City.

Consultation Strategy

A consultation strategy will be prepared for the LEP Review project to ensure effective consultation and information dissemination is programmed into the project plan at the key consultation points, including:

- Regular Councillor briefings throughout the project.
- Targeted consultation during the preparation of supporting studies and strategies (studies and strategies will be available for comment during the public exhibition of the draft LSPS).
- Draft Local Strategic Planning Statement (community consultation).
- Planning Proposal (community consultation).
- Draft Development Control Plan and Development Contributions Plan (community consultation).

The consultation will be in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and *Regulation 2000*, including statutory time periods.

The consultation strategy will be developed with the assistance of Council's Communications and Marketing team and will include the following (as a minimum):

- Notice in the local newspaper.
- Publication of all relevant information on Council's website.
- Details included in social media (e.g. Facebook).
- Information included in Council's quarterly newsletter City Life (depending on timing).
- Notification to landowners both within and directly adjoining the land affected by any changes proposed in the Planning Proposal.

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- Notification to affected and adjoining business owners and any relevant business chambers and business associations.
- Consultation with State Government Agencies and utility providers.

Following all community consultations, a report will be presented to Council detailing the comments received and any changes to the draft documents to address the comments.

Financial Implications

The financial implications of the Accelerated LEP Review Program Funding Offer were considered in the previous report to Council on the Offer (26 June 2018) including funding up to \$2.5 million over the financial years 2018/19 and 2019/20 with staged payments:

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

The draft project plan (Attachment A) lists the proposed services to be procured including project management and the detailed studies and strategies required to inform the draft LSPS and associated planning proposal. An estimate of budgeted costs for these services is identified in Section 5 (Procurement) of the draft project plan (Attachment A).

In addition, the staff salary costs, data acquisition/equipment and public exhibition/community consultation costs have been estimated in Section 7 (Project Budget) of the draft project plan.

Risk Management

The draft project plan (Attachment A) identifies the possible risks associated with the projects and how these will be managed and mitigated. Section 8 (Risk Management Plan) identifies a range of risks relating to: resources and teams, operational integration/collaboration, feasibility studies, project execution, procurement quality, timing of government elections, feedback from State agencies, availability of specialist consultants and coordination with other councils on studies and strategies.

CONCLUSION

Council at its meeting of 26 June 2018 has accepted an Accelerated LEP Review Program Funding Offer by the Minister for Planning to provide funding to undertake a review of the Fairfield LEP. The acceptance of the Offer and signing of the Funding Agreement has satisfied Milestone1 of the Agreement.

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The draft project plan (Attachment A) has been informed by the LEP Review (“Health Check”) report and provides a detailed scope and deliverables for the project over the 2 year period (until completion in June 2020). Milestone 2 of the Funding Agreement requires Council to provide a draft project plan to the Department of Planning and Environment for review no later than 31 October 2018. Once the draft project plan is approved by the Department, Milestone 2 will be satisfied and the second payment will be released.

It is recommended that Council supports the draft project plan for the Accelerated LEP Review Program provided in Attachment A to enable it to be forwarded to the Department of Planning and Environment. Further, it is requested that Council endorse the allocation of funds within the 2018-19 Operational Plan for expenditure on the projects identified in the final approved project plan.

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

Kerry Longford
Counsultant Town Planner

Authorisation:
Group Manager City Strategic Planning

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File Name: **OUT11092018_1.DOCX**

***** END OF ITEM 119 *****

Schedule A – project plan

[To be completed in cooperation between Council and the Department of Planning and Environment.]

Organisation name:	Fairfield City Council
Project name:	Accelerated LEP review program
Approved NSW Government funding:	\$2.5 million
Project commencement date:	1 June 2018
Project completion date:	30 June 2020

Project overview

1. Objectives

1. Review and update the Fairfield local environment plan and all other relevant local planning controls (including Fairfield development control plan and Fairfield development contributions plans) to give effect to the relevant District Plan by 30 June 2020.
2. Undertake a Fairfield LEP review against the Western City District Plan actions and prepare a Fairfield LEP review report identifying areas of inconsistency with the Western City District Plan and any required studies and work to ensure consistency by 31 October 2018.
3. Prepare a draft local strategic planning statement by 30 April 2019 and a final statement by 30 November 2019. This statement will outline the 20-year vision for land use in the local area, including:
 - a. special characteristics that contribute to local identity;
 - b. shared community values to be maintained and enhanced; and
 - c. how growth and change will be managed into the future.

2. Scope

- a. Undertake a Fairfield LEP review against the Western City District Plan actions and prepare and submit a Fairfield LEP review report to the Department of Planning and Environment (DPE).
- b. Undertake relevant and required studies, including (but not limited to) (refer Figure 1):
 - Local Strategic Planning Statement (including local character statement) (Project C1);
 - Fairfield Local Housing Strategy (including Affordable Housing Study) (Project A1);
 - Urban Investigation Areas (Rural Lands) (Project A2);
 - Urban Design Studies (Project A3);
 - Industrial Lands Review (joint project with Greater Sydney Commission) (Project A4(i));
 - Business Lands Review (Project A4(ii));
 - Community & Open Space Needs Study (Project B1);

- Open Space Study/Strategy (Project B2);
 - Biodiversity Strategy (Project B6);
 - Public Domain Plans (Project B4);
 - Transport Study/Strategy (Project B3);
 - Heritage Review (Project B5); and
 - Development Monitoring Program (Project C5).
- c. Prepare and exhibit a draft **Fairfield** local strategic planning statement.
 - d. Finalise the draft **Fairfield** local strategic planning statement.
 - e. Prepare a planning proposal and submit to DPE for Gateway determination.
 - f. Exhibit the planning proposal in accordance with the Gateway determination.
 - g. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
 - h. Submit draft LEP which gives effect to the relevant District Plan to DPE for plan making.
 - i. Commence the review and update of associated plans including review of Fairfield Development Control Plans (Project C3) and Fairfield Development Contribution Plans (Project C4) to align with the new Fairfield LEP (Project C2).

Draft Fairfield City LEP 2020 Acceleration Project Plan

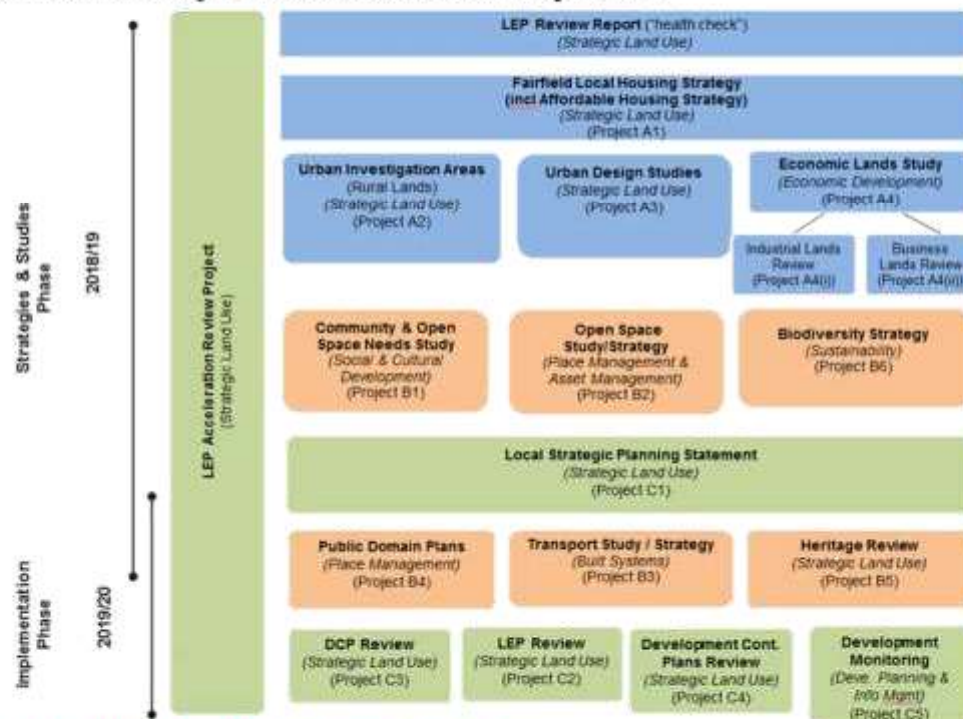


Figure 1: Fairfield City LEP 2020 Project Plan Tasks

3. Deliverables

The deliverables include the following:

1. A completed LEP review report identifying areas of inconsistency between existing local planning controls and the relevant District Plan actions. This report will outline the relevant actions and activities required to ensure consistency and meet the associated time frames.
2. Completed relevant strategies and studies, including:
 - Local Strategic Planning Statement (including local character statement);
 - Fairfield local housing strategy (including Affordable Housing Study);
 - Urban Investigation Areas (Rural Lands);
 - Urban Design Studies;
 - Industrial Lands Review (joint project with Greater Sydney Commission);
 - Business Lands Review;
 - Community & Open Space Needs Study;
 - Open Space Study/Strategy;
 - Biodiversity Strategy;
 - Public Domain Plan;
 - Transport Study/Strategy;
 - Heritage Review; and
 - Development Monitoring Program.
3. A completed and endorsed Fairfield local strategic planning statement.
4. The submission of a planning proposal that complies with A guide to preparing local environmental plans and A guide to preparing planning proposals.
5. Public exhibition of the amended planning proposal that addresses all conditions and requirements imposed through the Gateway determination. This exhibition must also include all necessary supporting material including maps, strategies and/or guidelines.
6. Review submissions and prepare a report explaining how the issues raised in submissions have been addressed.
7. Submit draft LEP which gives effect to the relevant District Plan to DPE for plan making.
8. Commence preparation of Fairfield development control plan and development contributions plans to supplement the provisions of the Fairfield LEP and ensure that the outputs from the studies and strategies associated with the Fairfield LEP project are reflected in Council's plans.

Delivery plan**4. Roles, responsibilities and authority**

Please outline who will be involved in the project, what their role will be, who is funding them (i.e. DPE or Council) and what their authority is.

RACI Key: R = Responsible for coordinating the work; A= Approves/signs-off on the work; C = Contributes to the work; I = Is to be kept informed of progress.

Project role (project sponsor, project manager, team member, steering committee etc.)	Name	Phone	Email	Responsible for	Source of funding (DPE or Council)	RACI (see above for definitions)
Project Manager	Marcus Rowan, Manager Strategic Land Use Planning	9725 0278	mrowan@fairfieldcity.nsw.gov.au	Fairfield LEP Review Project – Manager	Council	A
Project Coordinator	Kerry Longford, Consultant Strategic Planner	9725 0159	klongford@fairfieldcity.nsw.gov.au	Fairfield LEP Review Project –Project Co-ordination	DPE (refer Table below)	R (overall project)

Note: the above will be the point of contact for all enquiries and correspondence relating to the Fairfield LEP Review Project.

5. Procurement (if applicable)

Please list each procured activity in the table below, including its budgeted cost, whether it is a shared study across a district/region and which strategy or study the procurement relates to.

Services to be procured from outside the organisation	Budgeted cost	If this is a shared (district) level study or strategy, please list all councils involved	Which study or strategy is this activity related to?
Consultant Strategic Planner (2 years) to coordinate the LEP Review project.	\$190,000	N/A	Project coordination and management for the overall LEP Review Project.
Graphic design and publishing of the suite of studies/strategies and resulting plans to ensure consistent style and to assist in consultation.	\$25,000	N/A	Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4)
Consultant Strategic Planner to finalise local housing strategy and align with DPE template.	\$40,000	N/A	Local Housing Strategy (Project A1)
Property and economic consultant to undertake research to inform an affordable housing strategy for Fairfield City which will support any future provisions for affordable housing requirements.	\$40,000	N/A	Local Housing Strategy (Project A1) (Affordable Housing Strategy)
Urban capability assessment, developing land use scenarios and feasibility analysis, testing and master planning for the urban investigation areas (including Cecil Park and Horsley Park).	\$110,000	N/A	Urban Investigation Areas (Rural Lands) (Project A2) DCP Review (Project C3)

Services to be procured from outside the organisation	Budgeted cost	If this is a shared (district) level study or strategy, please list all councils involved	Which study or strategy is this activity related to?
Urban Design Studies for the key centres of Fairfield City Centre, Fairfield Heights and Villawood (Stage 1)(completed). Urban design studies for the remaining key centres of Cabramatta (key sites), Canley Vale, Carramar, Guildford, Fairfield (remained of Centre) and Smithfield.	\$440,000	N/A	Urban Design Studies (Stage 2) (Project A3) DCP Review (Project C3)
Review of industrial lands (IN1-4 & B5/6/7) commissioned by Greater Sydney Commission. The review will consider the current level of industrial and urban services land supply, changing nature of industries, transformation in the sector impacting on changing demands for land.	N/A	Greater Sydney Commission and Fairfield, Blacktown, Cumberland, Parramatta, The Hills, Hornsby and Liverpool Councils.	Industrial Lands Review (Project A4(i)) DCP Review (Project C3)
Property and economic consultant/ specialist planner to review land use zoning and development standards (incl height and FSR) for business lands (B1, B2, B4) in Fairfield City and update current study. Information will also inform the review of the Fairfield DCP.	\$20,000	N/A	Business Lands Review (Project A4(ii)) DCP Review (Project C3)
Community and social planner to undertake needs assessment audit which will provide direction for prioritising allocation and use of community & open space facilities and will be undertaken in two (2) stages: <ul style="list-style-type: none">• Social Infrastructure & Open Space	\$270,000	N/A	Community & Open Space Needs Study (Project B1) Development Contribution Plan Review (Project C4)

ATTACHMENT A

Services to be procured from outside the organisation	Budgeted cost	If this is a shared (district) level study or strategy, please list all councils involved	Which study or strategy is this activity related to?
<p>Needs Assessment (Fairfield Place) 2018/19 (Fairfield, Fairfield Heights & Villawood) (commenced)</p> <ul style="list-style-type: none"> Community & Open Space Needs Assessment (remainder of Fairfield City) (to be commissioned) <p>Demographer to provide summary of demographic characteristics of Fairfield City to inform all studies/strategies and plans being prepared for the LEP Review Project.</p>			
<p>Open space and recreation specialist to prepare a study/strategy to consider:</p> <ul style="list-style-type: none"> progress of implementation of the 2007 Open Space Strategy. new strategies for ongoing planning, design and management of open space. identify new priorities for open space management. Provide an acquisition and disposal rationale for land parcels for open space. <p>This project will consider the outcomes and recommendations of Project B1.</p>	\$270,000	N/A	Open Space Study/Strategy (Project B2) Development Contribution Plan Review (Project C4)
<p>Commission transport consultants to undertake a review of the impact of proposed increases in residential and non-residential land uses in Fairfield City.</p>	\$320,000	N/A	Transport Study/Strategy (Project B3) Local Housing Strategy (Project A1) Urban Investigation Areas (Rural Lands) (Project A2) Industrial Lands Review (Project A3)

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Services to be procured from outside the organisation	Budgeted cost	If this is a shared (district) level study or strategy, please list all councils involved	Which study or strategy is this activity related to?
			A4(i)) Business Lands Review (Project A4(ii)) Development Contribution Plan Review (Project C4)
Prepare a public domain plan document which will guide the design of streets and public spaces within Fairfield City.	\$490,000	N/A	Public Domain Plans (Project B4) Development Contribution Plan Review (Project C4)
Review and make recommendations on the heritage status of items of environmental heritage listed in Fairfield LEP 2013 (Schedule 5). Identify any additional heritage items to be included in Schedule 5.	\$50,000	N/A	Heritage Review (Project B5) DCP Review (Project C3)
Review current Biodiversity Strategy to update legislation, environmental conditions and vegetation mapping (including bushfire prone land maps).	\$60,000	N/A	Biodiversity Strategy (Project B6)
Consultant Strategic Planner to assist in preparing the draft LSPS.	\$15,000	N/A	Local Strategic Planning Statement (Project C1)
Consultant Strategic Planner to assist in preparing the Planning Proposal and supporting documents.	\$20,000	N/A	LEP Review (Project C2) Planning Proposal

Services to be procured from outside the organisation	Budgeted cost	If this is a shared (district) level study or strategy, please list all councils involved	Which study or strategy is this activity related to?
Specialist planner and economist to prepare development contributions plan which identifies facility planning and infrastructure funding & delivery strategies for works identified in studies and strategies, including Section 94 and Section 94A contributions plans (contributions strategies, systems and processes) and voluntary planning agreements.	\$80,000	N/A	Development Contribution Plan Review (Project C4)
Design database and mapping system to establish development monitoring program for Fairfield City which will enable measurement of performance indicators (in accordance with Action 92 of District Plan).	\$40,000	N/A	Development Monitoring (Project C5)
Community consultation (advertisements, mailouts, display material) for exhibition of: <ul style="list-style-type: none"> Draft LSPS Planning Proposal Draft DCP Draft Development Contributions Plan 	\$5,000 x 4 = \$20,000	N/A	Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4)
Total	\$2,500,000		

6. Detailed schedule

The below table outlines the main steps involved in this project.

A detailed work program is also attached which identifies the key milestones and the studies and strategies which will inform the Fairfield LEP and the review of the associated plans including the Fairfield development control plan and development contribution plans.

Task description	Estimated completion date
1. LEP review report	
1.1 Assess LEP against District Plan and identify any areas of inconsistency and gaps in knowledge and information.	25 Sep 2018
1.2 Submit LEP review to Council for endorsement (if applicable).	25 Sep 2018
1.3 Submit LEP review report to DPE for review and submission to the GSC for endorsement	31 Oct 2018
2. Project plan	
2.1 Finalise and submit project plan for review and approval	31 Oct 2018
Milestone 2: Up to \$500,000	31 January 2019
3. Prepare and adopt local strategic planning statement	
3.1 Undertake studies and prepare reports:	
Local Housing Strategy (Project A1) (incl Affordable Housing Study)	30 Apr 2019
Urban Investigation Areas (Rural Lands) (Project A2)	30 Apr 2019
Urban Design Studies (Project A3)	30 Jun 2019
Industrial Lands Review (joint project with Greater Sydney Commission) (Project A4(i))	30 Apr 2019
Business Lands Review (Project A4(ii))	30 Apr 2019
Community & Open Space Needs Study (Project B1)	31 Jul 2019
Open Space Study (Project B2)	30 Sep 2019
Transport Study/Strategy (Project B3)	31 May 2020
Public Domain Plans ((Project B4)	31 May 2020
Heritage Review (Project B5)	31 Jul 2019
Biodiversity Strategy (Project B6)	30 Sep 2019
Development Monitoring Program (Project C5).	30 Jun 2020
3.2 Prepare local strategic planning statement (draft LSPS) (Project C1).	19 Apr 2019
3.3 Submit draft LSPS to DPE for review and GSC endorsement.	19 Apr 2019
3.4 Refine LSPS considering DPE and GSC comments on draft.	01 May 2019

Task description	Estimated completion date
3.5 Report to Council.	22 May 2019
3.6 Exhibit final LSPS for a minimum of 28 days (exhibition commence).	03 Jun 2019
Milestone 3: Up to: \$625,000	28 June 2019
3.7 Refine implementation options:	
3.7.1 Identify staging/sequencing.	
3.7.2 Respond to community input.	30 Jul 2019
3.8 Finalise and adopt.	30 Nov 2019
4. Draft LEP amendments	
4.1 Prepare planning proposal.	01 Apr – 31 Aug 2019
4.2 Report to Council.	24 Jul 2019 (28 Aug 2019 backup)
5 Gateway determination	
5.1 Lodge planning proposal with DPE.	30 Sep 2019
Milestone 4: Up to: \$625,000	30 September 2019
6 Statutory consultation of planning proposal	
6.1 Prepare consultation material.	01 Nov – 15 Jan 2020
6.2 28-day exhibition (minimum) (proposed 60 days)	01 Feb – 31 Mar 2020
7 Post-consultation	
7.1 Review submissions.	31 Mar – 19 Apr 2020
7.2 Amend planning proposal (if required).	19 Apr 2020
8 Plan-making	
8.1 Report to Council.	08 May 2020
8.2 Forward to DPE for drafting and finalisation.	30 Jun 2020
Milestone 5: Up to: \$500,000	30 June 2020

7. Project budget

7.1 Project funding

	Ex GST
Approved NSW Government funding	\$2.5 million
Council contribution	\$1,450,000 (estimate)
Funding from other sources	\$
TOTAL PROJECT FUNDING	\$3,950,000

7.2 Detailed budget summary

Budget item	Cost 2018/19 (incl GST)		Cost 2019/20 (incl GST)		TOTAL (incl GST)	
	DPE	Other	DPE	Other	DPE	Other
Staff salary costs		\$725,000*		\$725,000*		\$1,450,000*
Consultant costs	\$1,607,500		\$837,500		\$2,425,000	
Data acquisition/ equipment	\$10,000		\$10,000		\$40,000	
Exhibition costs	\$20,000		\$15,000		\$35,000	
Operating costs						
Total:	\$1,637,500	\$725,000	\$862,500	\$725,000	\$2,500,000	\$1,450,000

*no GST included

7.3 Quarterly reporting and Milestone payment schedule (where a quarterly report also falls on a payment milestone report, only a payment milestone report will be needed).

Milestone / Quarterly Report	Milestone due date	Instalment amount	Evidence of milestone achievement
Payment Milestone 1 Signing of funding agreement	20 July 2018	\$250,000	<ol style="list-style-type: none"> 1. Signed funding agreement 2. Tax invoice for first instalment 3. Evidence of Council resolution accepting funding
Quarterly Report	31 October 2018	\$0	<ol style="list-style-type: none"> 1. Quarterly report 2. Submission of draft project plan for review & approval by DPE
Payment Milestone 2 Approval of project plan	31 January 2019	Up to: \$500,000	<ol style="list-style-type: none"> 1. Evidence of completed and GSC-endorsed LEP review 2. Submission of final project plan incorporating any additional work required 3. Evidence of expenditure to date 4. Evidence of procurement activities (if applicable)
Quarterly Report	30 April 2019	\$0	<ol style="list-style-type: none"> 1. Quarterly report
Payment Milestone 3 Exhibition of draft LSPS	28 June 2019	Up to: \$625,000	<ol style="list-style-type: none"> 2. Evidence of studies completed and/or commencement 3. Evidence of expenditure to date 4. Evidence of sign-off of draft LSPS by DPE & GSC 5. Evidence of exhibition of draft LSPS
Payment Milestone 4 Submission of planning proposal for Gateway determination	30 September 2019	Up to: \$625,000	<ol style="list-style-type: none"> 1. Evidence that planning proposal has been submitted for Gateway determination 2. Evidence of expenditure to date
Quarterly Report	31 January 2020	\$0	<ol style="list-style-type: none"> 1. Quarterly Report
Quarterly Report	30 April 2020	\$0	<ol style="list-style-type: none"> 1. Quarterly Report
Payment Milestone 5 Completion of project: Submission of planning proposal to DPE Secretary to arrange for the drafting of the updated LEP	30 June 2020	Up to: \$500,000	<ol style="list-style-type: none"> 1. Evidence of submission of final planning proposal for drafting of updated LEP 2. Evidence of expenditure to date, with a covering letter either from the Chief Financial Officer or delegate attesting to the accuracy of the expenditure for the life of the project.
Total:		Up to: \$2.5 million	

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8. Risk management plan

What are the possible risks to the project and how will these be managed and mitigated? When thinking of risk, you must consider risks related to assumptions, including the existence of data, the availability of staff, facilities, equipment, budget etc.

T#	Threat description What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?	Likelihood 1= Unlikely 2= Possible 3= Likely	Impact 2= Minor 4= Moderate 6= Major	Response (likelihood x impact) 2-4 = Accept 6 = Monitor 8+ = Treat	Treatment strategy What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)	Status Not yet treated Strategy implemented Issue closed/passed
T1	Resources and team related	2	4	8	Staff resignation: Identification of project manager for each component of the project (refer Figure 1) and Coordinator/Executive Planner staff member as a backup. Consultant resignation: structure the project to deliver discrete components and staged reporting/funding payments to reduce risk of lost work and to enable a replacement consultant to pick up the project.	
T2	Operational integration / collaboration	1	4	4	Establish a steering committee which will oversee the project and be chaired by Council's executive staff member. The steering committee will meet monthly and will require all managers of individual projects (refer Figure 1) to provide status updates. Council has identified a project manager (consultant strategic planner) responsible for coordinating the project and ensuring operational and reporting compliance is met. The only project managed outside Council	

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T#	Threat description What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?	Likelihood 1= Unlikely 2= Possible 3= Likely	Impact 2= Minor 4= Moderate 6= Major	Response (likelihood x impact) 2-4 = Accept 6 = Monitor 8+ = Treat	Treatment strategy What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)	Status Not yet treated Strategy implemented Issue closed/passed
					(Project A4(i)) will also be reported to the steering committee meeting by Council's representative.	
T3	Feasibility studies related	2	4	8	<p>A detailed gantt chart will be prepared once the Project Plan has been approved by the Department, this will show the relationship between individual studies/strategies and will identify impacts on other projects from any delays.</p> <p>The project plan has been structured to reflect the investigation stages of the project (Projects A1 – A4) and the assessment of potential impact (Projects B1 – B6) (refer Figure 1).</p>	
T4	Project execution related	1	2	2	<p>Council's project plan has been prepared to identify the suite of studies and strategies required and the relationship between the outputs of these documents. A steering committee will monitor the projects progress.</p> <p>The Project Agreement (and this Project Plan) identifies key Milestones (and associated funding payment) and Quarterly Reporting requirements which will keep track of the execution of the two (2) year project.</p>	
T5	Procurement quality	2	4	8	Project briefs will identify the relevant District Plan actions to be addressed, relationship with	

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T#	Threat description What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?	Likelihood 1= Unlikely 2= Possible 3= Likely	Impact 2= Minor 4= Moderate 6= Major	Response (likelihood x impact) 2-4 = Accept 6 = Monitor 8+ = Treat	Treatment strategy What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)	Status Not yet treated Strategy implemented Issue Closed/passed
					other strategies and studies being prepared and the required outputs. This will ensure at the early stages of the project the scope and outputs are clearly defined and that procurement quality can be measured. In addition, the consultant briefs will require staged reports which will be reviewed by the project team for quality of information and that the project is on track in relation to timing and outputs. Staged payments for the consultants will be linked to the successful completion of the staged reports.	
T6	Change management				Refer T1, T7, T8 and T9	
T7	State Government Election (March 2019)	3	4	8	Election will fall within the timeframe of preparing the studies and the draft LSPS. Council's consideration of the draft LSPS will be after the State election (anticipated May 2019) and will not be impacted by the election other than if the changes are proposed to the District Plan and requirements for LSPS.	
T8	Local Council Election (Ibc September 2020)	3	4	12	Council will be required to consider the LSPS prior to community consultation (anticipated May 2019), draft Planning Proposal (anticipated July 2019) and final Planning	

T#	Threat description What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?	Likelihood 1= Unlikely 2= Possible 3= Likely	Impact 2= Minor 4= Moderate 6= Major	Response (likelihood x impact) 2-4 = Accept 6 = Monitor 8+ = Treat	Treatment strategy What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)	Status Not yet treated Strategy implemented Issue Closed/passed
					Proposal (May 2020), timing which is four (4) months prior to the Council election. Council will be updated throughout the LEP Review Project on the draft LSPS & Planning Proposal.	
T9	Federal Government (possibly May 2019)	3	2	6	Election will fall outside the timeframe for preparing the studies and reports and the draft LSPS. The draft LSPS will be on community consultation (anticipated May-June 2019) which may be during the election period.	
T10	Feedback from DPE & GSC	2	4	8	Feedback from the DPE & GSC is required as part of the project and is linked to a number of key milestones. The project timeline has identified specific periods for draft documents to receive feedback including: project plan approval, sign off of LSPS, gateway approval of planning proposal, drafting of planning proposal. Time will be allocated in the detailed project plan for this feedback. In addition, the Project Agreement requires that Quarterly Reports are provided throughout the project and/or Milestone payment reports which will identify any delays in the progress of the project.	
T11	Availability of specialist consultants	2	6	12	Council has commenced the preparation of draft briefs for consultants to undertake	

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LEP Review Project Plan - Department Planning Template - Fairfield Completed Sep 2018

T#	Threat description What threats (events) could adversely affect the project, the organisation, customers or other stakeholders?	Likelihood 1= Unlikely 2= Possible 3= Likely	Impact 2= Minor 4= Moderate 6= Major	Response (likelihood x impact) 2-4 = Accept 6 = Monitor 8+ = Treat	Treatment strategy What action will be taken to prevent this risk from occurring and/or reduce its impact on the project? (e.g. mitigate, avoid, eliminate, transfer, assign, accept)	Status Not yet treated Strategy implemented Issue closed/passed
					specialist studies. In a number of instances consultants have already been commissioned. Where studies/strategies are being updated from those previously prepared, the former consultants will be approached (which may result in cost savings), along with other consultants (in accordance with Council's procurement rules).	
	Coordination with other Councils on studies and strategies.				Council is being encouraged by the DPE to work with other Councils on the preparation of studies and strategies to support the LSPS and Planning Proposal. Where beneficial to Council, a combined study is being considered as in the case of the industrial lands review (Project A4(i)) being coordinated by the GSC. A joint project will also be investigated for the Affordable Housing component of the Local Housing Strategy (Project A1). Other studies identified in the Project Plan (refer Figure 1) are more focused on the LGA level and therefore will not be jointly undertaken. Consultation with adjoining Councils will be undertaken with all strategies and studies and the resultant LSPS and plans.	

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9. Variations

Any request to vary the timing, milestones or scope of the project as set out in the Deed of Agreement must be submitted to DPE in the form of the variation request prescribed in Schedule E of this project plan for DPE approval.

Schedule B: Tax invoices

All tax invoices must

- (a) prominently be identified as "Tax Invoice";
- (b) contain the following information:
 - i. Organisation's name;
 - ii. Organisation's ABN;
 - iii. the project name;
 - iv. the instalment number (e.g. 1st instalment);
 - v. the payment amount excluding GST.

Schedule C: Project reporting (to be completed at relevant stages)

As part of the funding agreement, you will be required to report at quarterly intervals and at the relevant payment milestone dates. The templates for both reports are as follows:

Part 1 – Quarterly project status update report

Council name:		Reporting period:	
Date of report:		Project manager:	
Project manager: (Council)		Total approved funding:	

Project update	
What progress has occurred since the last project payment? Which milestones have been completed?	
If any milestones have not been met, explain why.	
Is there a change to the methodology, time frame or milestones of the project as stated in the project plan and has this been submitted to DPE via a project variation form?	
If an extension to the project completion date	
Any comments/issues in relation to the project? Please outline any risks or problems associated with the project.	

Funds and expenditure (all costs exclude GST)				
Workplan task/component	Total funding (funding agreement) ex GST	Total of all previous payments ex GST	This payment ex GST	Balance remaining ex GST

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LEP Review Project Plan - Department Planning Template - Fairfield Completed Sep 2018

Council's representative		DPE representative
	Signature:	
	Name:	
	Position:	
	Date:	

Part 2 – Project status update report when requesting a payment milestone

Council name:					
Date of report:		Reporting period:			
Project manager: (Council)		Project manager:			
		Total approved funding:			
Description of milestone completed:					
Achievements:					
Change in methodology/ time frame:					
Key milestones:	Milestone	Target date	Forecast date	Status	Program comments
	Milestone 1			●	
	Milestone 2			●	

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LEP Review Project Plan - Department Planning Template - Fairfield Completed Sep 2018

	Milestone 3			●		
	Milestone 4			●		
	Milestone 5			●		
	Other			●		
					^ copy colour code from below	
Status key:	● On track	● Generally on track, with minor issues	● Off track	● Complete		
Issues/risks/escalations:	Description/action/response			Date raised	Date required	Owner
Communications & stakeholder activities:	Key meetings/event	Date	Outcomes & actions			
Key progress in this milestone:						
Key activities for next milestone:						
Additional comments:						
Attachments	A. Cost report	B. Grant program	C. Photographs if applicable	D. Published reports/materials		

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LEP Review Project Plan - Department Planning Template - Fairfield Completed Sep 2018

Comments:				
Funds and expenditure (all costs exclude GST)				
Workplan task/component	Total funding (funding agreement) ex GST	Total of all previous payments ex GST	This payment ex GST	Balance remaining ex GST

Council's representative		DPE representative
	Signature	
	Name:	
	Position:	
	Date:	

Schedule D: Acquittal certificate (to be completed at the end of the project)

To be completed at the end of the project.

Council name:		DPE branch:	
Date of report:		Project:	
Project manager: (Council)		Project manager: (DPE)	
Project name:		Value of funding ex GST	
		Value of funding inc GST	

I, the undersigned, confirm that:

an amount equal to the total grant funds paid by the Department of Planning and Environment (\$.....excluding GST) has been expended on this project in accordance with the terms and conditions of the funding agreement dated with the Department.

AND

A complete set of accounting and financial records relevant to the project has been maintained.

Date:
Signature:
Name:
Council:
Position:

Schedule E: Project variation (to be completed if required)**PROJECT VARIATION** (Revision X) Date: _____**Between****Department of Planning and Environment ("DPE")
and**_____
("Council")

ABN

1. Revised project plan

[Provide a summary of the status of the project and why a project variation is required.]

[Provide details of the remaining milestones and the original and revised due dates for each item.]

Revised project workplan

Milestone number	Description of milestone	Original milestone due date	Revised milestone due date	Responsibility	Output (to align with the revised stage funding amounts table)

2. Revised stage funding amounts table

Stage number	Payment milestone	Revised stage funding amount due	Milestone	Payment amount ex GST	Payment amount inc GST

3. Project reporting schedule

Original project commencement date:	
Original project completion date:	
Revised project completion date:	

Has a previous project variation been requested?	
--	--

Revised/additional project report number	Revised due date

Prepared by Council:

Agreed to by DPE

Signature: _____

Signature: _____

Name: _____

Name: _____

Position: _____

Position: _____

Date: _____

Date: _____

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FAIRFIELD LEP REVIEW 2018

Report for updating the Fairfield LEP to give effect to the Planning Priorities, Objectives and Actions in the Western City District Plan.





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Executive Summary

This Fairfield LEP Review ("Health Check") indicates that the planning framework for Fairfield City comprising Fairfield LEP 2013, existing and updated strategic studies will provide Fairfield City Council with a comprehensive platform to respond to the Western City District Plan Objectives and Actions.

Under the Review, the analysis of the District Plan Objectives and Actions has been applied to the following spatial areas or precincts applicable to the City:

- Established urban areas (Eastern and Western urban areas)
- Rural lands Urban Investigation Area (UIA)
- Western Sydney Parklands
- Western Sydney Employment Area

In the short to medium term it is anticipated that the main impetus for growth across the City will continue to be from infill development in the more established urban areas of the City, where there are already a range of town centres, services and public transport facilities.

The critical challenges identified in delivering the District Plan Actions include:

- Influx of refugees into the City and demand this places on existing services (including health and education facilities) and housing.
- High reliance of the Fairfield work force on vehicular transport for journeys to work.
- Lack of major public transport services in the established western part of the City.
- Need for a better understanding of housing needs to meet housing diversity and affordability actions of the District Plan.
- Impact of additional growth (both local and regional) on the road network of the City and measures required to mitigate these impacts.
- Retention of canopy cover across the City to support to streetscapes and retention of biodiversity incorporating remnant Cumberland Plain Woodland.
- Increasing local employment opportunities.

There are a number of major opportunities for Fairfield City in light of the District Plan Actions, including:

- The range and even distribution of large and moderate sized town centres across the established urban areas of the City that provide a broad cross section of services and facilities to support future growth.
- Opportunities arising from the Aerotropolis and major regional infrastructure (e.g. Western Sydney Freight Line, M12, Parramatta to WS Airport rail) to support future growth and employment in the City. This includes the relationship of the Fairfield Urban Investigation Area to the Aerotropolis.
- Existing heavy rail infrastructure in the eastern urban areas of the City in proximity to the main town centres of Fairfield and Cabramatta as well as a number of local centres to support future growth.
- Opportunities to consolidate the Liverpool to Parramatta Bus T-Way as an important public transport corridor for the western urban areas of the City.
- Opportunities to implement the blue and green grids across Fairfield City having regard to the current zoning of open space corridors and creeklines in the City and high level of public ownership of these areas.

Realising the above opportunities will require close collaboration and partnership between Council, Greater Sydney Commission, State Government Agencies and utility providers.



1 Introduction

1.1 Purpose of LEP Review

The Fairfield Local Environmental Plan Review "Health Check" ("LEP Review") report has been prepared based on the template for updating local environment plans provided by the Greater Sydney Commission¹ and gives effect to the Planning Priorities, Objectives and Actions of the Western City District Plan, specifically:

Planning Priority W21: *Preparing local strategic planning statements informed by local strategic planning.*

Objective 39: *A collaborative approach to city planning*

Action 91: *the Greater Sydney Commission will require a local environmental plan review to include:*

- *an assessment of the local environmental plan against the district plan planning priorities and actions*
- *local context analysis*
- *an overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan*

The purpose of the LEP Review is to identify how closely aligned the current Fairfield Local Environmental Plan 2013 ("LEP 2013") is to the Planning Priorities, Objectives and Actions in the Western City District Plan and to provide the context that will assist in identifying the priorities for investigation to inform the local strategic planning statement.

The LEP Review is a key step in the implementation of the Western City District Plan for Fairfield City.

1.2 Legislative Requirements

This LEP Review has been prepared to satisfy the legislative requirements under Section 3.8(3)-(4) of the *Environmental Planning and Assessment Act 1979* that:

(3) As soon as practicable after a district strategic plan is made, the council for each local government area in the district to which the plan applies must review the local environmental plans for the area and prepare such planning proposals under section 3.33 as are necessary to give effect to the district strategic plan.

(4) In addition to the requirement under subsection (3), the council for each local government area in the Greater Sydney Region must, on the making of a district strategic plan that applies to that area, report to the Greater Sydney Commission:

- (a) on the review by the council of the local environmental plans for the area, and*
- (b) on the preparation of planning proposals under section 3.33 to give effect to the district strategic plan.*

The Western City District Plan, which applies to Fairfield City, came into effect in March 2018.

¹ LEP Roadmap – Guidelines for updating Local Environmental Plans to give effect to the District Plans in the Greater Sydney Region (Greater Sydney Commission, May 2018)



1.3 Current LEPs

The following provides an overview of the current strategic planning framework applying in Fairfield City where two planning instruments currently apply:

- **Fairfield LEP 2013** which applies to all land within the local government area apart from certain land in Bonnyrigg (deferred matter) to which the Fairfield LEP1994 applies (refer below). The Fairfield LEP 2013 came into force in May 2013 and since that time there have been 27 amendments made.
- **Fairfield LEP 1994** applies only to the deferred matter land in Bonnyrigg Town Centre. The area is subject to a draft planning proposal (placed on public exhibition in August 2017) to apply the Standard LEP provisions of Fairfield LEP 2013 to the town centre. Progress of the planning proposal is pending analysis of traffic issues in consultation with the RMS.

Fairfield City is one of the more established areas covered by the Western City District Plan and is characterised by four (4) distinctive precincts (refer map below) which are generally reflected in the land use zones and development standards.

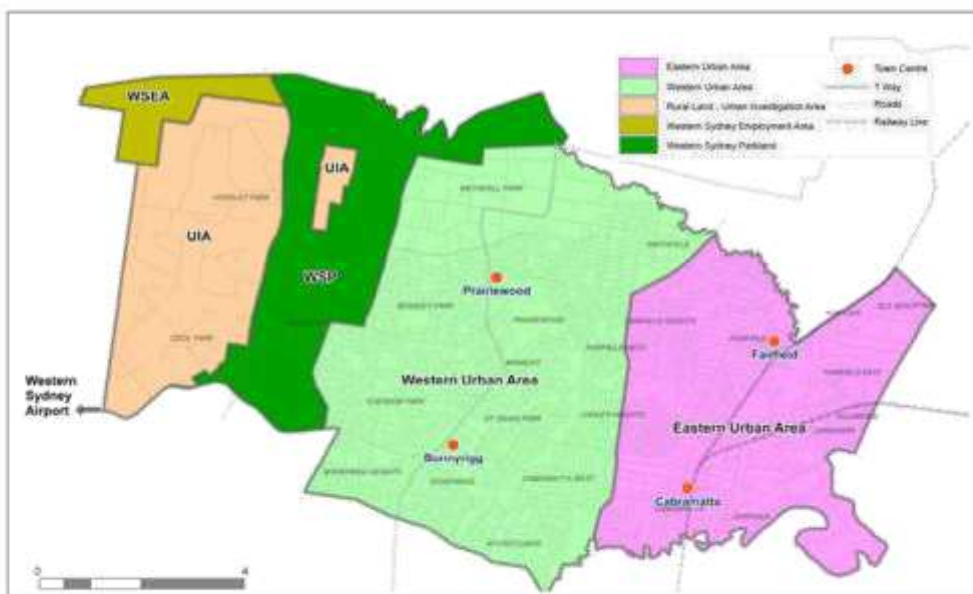


Figure 1: Fairfield City Eastern Urban Area, Western Urban Area, Western Sydney Parklands & Urban Investigation Areas

Established Urban Area (Eastern and Western)

Eastern Urban Area

The area east of the Cumberland Highway comprises the 'original' urban areas of Fairfield. Under Fairfield LEP 2013 the majority of the residential lands are zoned R2 Low Density with some precincts of R3 Medium Density and R4 High Density areas located around the town centres.



The area has been the major focus for recent planning for new (infill) growth in Fairfield City where land in and around the main town centres (Fairfield and Cabramatta) and medium sized town centres (Canley Vale, Canley Heights, Fairfield Heights), in proximity to major public transport (railway stations) has been identified for increased residential densities under the provisions of the current Fairfield LEP 2013.

The areas the subject of this increased development have been zoned R3 Medium Density Residential, R4 High Density Residential, B2 Local Centre and B4 Mixed Use. The scale of residential land use and planning controls for these zones is summarised in Table 1 below:

Land Use Zone	Development Types	Floor Space Ratio (general description)	Building Height (general description)
R2 Low Density Residential	Dwelling houses, dual occupancy, narrow lot housing	Maximum 0.45:1	Maximum 9m (approx. 2 storeys)
R3 Medium Density Residential	Multi dwelling housing (town houses & villas)	Maximum 0.45:1	Maximum 9m (approx. 2 storeys)
R4 High Density Residential	Residential flat buildings (apartments)	Sliding scale based on lot width. 0.8:1 (30m width) up to 2:1 (45m width)	Maximum 20m (approx. 6 storeys) on a 45m wide lot
B2 Local Centres (e.g. Villawood, Canley Vale, Fairfield Heights)	Shop top housing	Generally no FSR controls apply	Maximum 20m (approx. 6 storeys)
B4 – Mixed Use (e.g. Fairfield & Cabramatta Town Centres)	Retail & Business Premises Shop top housing Residential flat buildings (apartments)	Variable depending on lot size and amalgamation requirements. Ranges from 1:1 to max 3.5:1	Variable depending on lot size and amalgamation requirements. Ranges from 26-66m (8-22 storeys) in Fairfield Town Centre & 10-25m (3-7 storeys) in Cabramatta Town Centre.

Table 1: Summary of Fairfield LEP 2013 land use zones and development standards

The current Fairfield Residential Strategy (East) (2009) provided the strategic basis for initiating a current planning proposal which aims to rezone additional land around the Fairfield Town Centre (R3 to R4), Fairfield East (R2 to R3) and Villawood (R3 to R4) to provide for additional housing in line with the targets identified in the previous West Central draft Subregional Plan.



The planning proposal was placed on public exhibition in 2016 and is pending further consideration once the implications of traffic generation in these areas (as requested by the RMS) have been resolved.

In addition, under the current provisions of the Fairfield LEP 2013, lower rise infill development has also contributed to some degree of population growth in the R2 Low Density Residential and R3 Medium Density Residential areas in the eastern part of the City. This is associated with knock down and rebuild of older housing for town houses and villas, narrow lot (attached) housing, dual occupancy development and secondary dwellings.

As shown in Table 2, a large proportion of the new housing supply in Fairfield City is in the form of "secondary dwellings" which are being approved under the SEPP (Affordable Rental Housing) 2009. Council is currently preparing a Local Housing Strategy which will investigate and assess the impact that "secondary dwellings" are having on housing supply in Fairfield City.

	Dwelling Completions		
	2014/15	2015/16	2016/17
Dwelling Completions²	289	330	263
Secondary Dwellings (CC issued)	108	119	115
Seniors Housing (Dwellings) (CC issued)	11	11	21
Total Dwellings	408	460	399

Table 2: Dwelling completions in Fairfield City

Previous strategic studies (Residential Strategy, Retail Centres, Employment Lands, Open Space and Recreation Needs Study) and investigations undertaken by Council as part of Fairfield LEP 2013 indicated that that by and large, existing infrastructure and services in the area had capacity to support population and employment targets (and associated servicing needs) of the previous regional strategy, stemming from infill development in the eastern part of the City.

Critical local services and facilities that will be impacted by future infill development in the eastern part of the city includes the need for passive and active recreation areas, measures to mitigate stormwater run-off from infill development, improving pedestrian and cycleway access to community facilities, public transport and town centres.

The need for this work is particular relevant given the recent resettlement of approximately 4,0000 refugees into the eastern parts of the City with additional refugee intakes anticipated for the City in coming years.

Western Urban Area

The urban area west of the Cumberland Highway comprise the former 'greenfield' release areas of Fairfield City that were developed from 1970's – 1990's.

² Dwelling completions data based on Water Connection Points data from Sydney Water and provides data on the number of new water connections as a proxy for new dwelling completions. This data does not count new secondary dwellings or seniors housing developments.



The residential land in this western urban area is primarily zoned R2 Low Density Residential. There are some isolated pockets of town houses and villas (established under previous planning instruments and now benefitting from existing use rights) scattered through the area that are now zoned R2 under Fairfield LEP 2013.

The predominant housing type in the R2 Low Density Residential zone in the western urban area is single dwelling houses on a minimum lot size of 450m², floor space ratio of 0.45:1 and a height of up to 9m (2 storeys). Under the current Fairfield LEP 2013 dual occupancies (max FSR 0.45:1) are also now permitted on R2 Low Density Residential zoned land where properties have a minimum lot size of 900m².

The Newleaf Housing Estate (immediately to the east of the Bonnyrigg Town Centre comprising and an area of approximately 80 hectares) is zoned R1 General Residential and represents a major source for urban infill development in the western urban area.

The estate was first developed in the late 1970's based on Radburn design principles and is subject of the Bonnyrigg Living Communities major urban renewal project (approved in 2008) being coordinated by the Department of Family and Community Services (FACs) and Landcom.

The original approved project comprised 18 Stages (currently at Stage 7) and will result in an increase in housing stock within the estate of approximately 1,500 dwellings as well as new public open space, community facilities, road network and infrastructure. FACs is currently in the process of preparing an amendment to increase the dwelling yield for the project by an additional 500 dwellings.

The new housing across the estate includes a mix of 3-6 storey apartment buildings, 2 storey terrace housing, attached and single dwellings with a range of allotment sizes and floor space yields. The project will also will provide for an overall mix of 70% private and 30% social housing.

There are two (2) main town centres (Bonnyrigg and Prairiewood) within the western urban area, both located on the Liverpool to Parramatta Bus T-Way, as well as a number of medium sized local centres. A summary of the planning controls for the town centres in the western urban area is provided in Table 3 below.

Centre	Land Use Zone	Planning Controls
Prairiewood Stocklands Shopping Centre & Calabria Club Site	B4 Mixed Use	Maximum Height 18-26m (approx. 6-8 storeys) Maximum FSR 0.57:1 to 3:1
Bonnyrigg Town Centre	Fairfield LEP 1994 (deferred matter under Fairfield LEP 2013) Multiple zones and additional use provisions apply (see further information below regarding draft planning proposal)	Mixed use development permitted, ground floor retail/commercial Maximum height 6 storeys (approx. 18m) No FSR controls Maximum site coverage 60% built area



Centre	Land Use Zone	Planning Controls
Local Centres Wakeley, Greenfield Park, Wetherill Park shopping centres	B2 – Local Centre	Shop top housing permitted Maximum Height 10m (approx. 3 storeys) No FSR controls

Table 3: Summary of Fairfield LEP 2013 land use zones and development standards – western urban area centres

Council currently has a planning proposal for the Bonnyrigg Town Centre including the Bonnyrigg Plaza shopping centre, special industrial and low density residential zones. These areas are currently undergoing transition to mixed used (commercial/residential) and higher density residential uses, as provided for under provisions of the Fairfield LEP 1994 that are still applicable to the area.

Under the planning proposal, the proposed land use zones and planning controls that will supersede the provisions of the Fairfield LEP 1994 for Bonnyrigg Town Centre are as follows:

Area	Land Use Zone (Proposed)	Planning Controls (Proposed)
Bonnyrigg Plaza Shopping Centre	B4 Mixed Use	Maximum Height 10m (2 storeys) No FSR controls
Residential lands (Smithfield Rd)	R4 High Density Residential	Maximum Height 20m-26m (6-8 storeys) No FSR controls
Special Industrial land (Bonnyrigg Ave)	R4 High Density Residential	Maximum Height 20m-26m (6-8 storeys) No FSR controls
Special Industrial land (along Bonnyrigg Ave) (Includes current and old Bunnings sites, mechanical repair and car tyre shops)	B5 Business Development	Mixed use development Maximum Height 20m-26m (6-8 storeys) No FSR controls

Table 4: Summary of Planning Proposal land use zones and development standards – Bonnyrigg Town Centre

As a result of a submission from the RMS to public exhibition, the planning proposal for Bonnyrigg Town Centre has been deferred until further traffic modelling of the proposed increased housing densities within the town centre has been finalised.

The western urban area also comprises the major industrial areas of Fairfield City including Wetherill Park and Smithfield, zoned a combination IN1 General Industrial, IN2 Light Industrial and B5 Business Development.



The planning controls applying to these areas are relatively limited with the degree of site development and floor space yield determined by car parking, set back and landscaping controls. A broad cross section of industry and warehouse development is located on these lands which provide for approximately 19,000 jobs and contribute to approximately 31% of all employment in the Fairfield LGA.

Although relatively well serviced by community facilities, open space areas, education and health services there is no major provision of major public transport infrastructure in the western urban area.

At this stage, public transport is limited to bus services including the Liverpool to Parramatta Bus Transit Way linking the key town centres of Bonnyrigg and Prairiewood to the regional centres.

Under the Fairfield LEP 2013, areas west of the Cumberland Highway were not included in the review of the residential development strategy, with this task representing the next phase of investigations in delivering new housing for the City.

As part of this process an extensive review of infrastructure and service provision will need to be undertaken as detailed under Gap Analysis (Section 4.1 below).

Rural Lands - Urban Investigation Area

Under the Western City District Plan land comprising the current rural-residential areas in Horsley Park and Cecil Park (located in Fairfield City) and environmental living area of Mount Vernon in Penrith City have been identified as urban investigation areas (UIA).

The land use zones and planning controls relevant to land in the Fairfield City UIA (Horsley Park and Cecil Park) are shown in Table 5 below:

Land Use Zone	Development Types	Planning Controls
RU1 Primary Production	Extractive Industry (PGH Brickwork Site, Cecil Park)	Licensed activity (brickmaking) under <i>Protection of the Environment Operations Act 1997</i>
RU2 Rural Landscape	'Keyhole' rural/residential land (privately owned) surrounded by the Western Sydney Parklands and adjoining The Horsley Drive Rural/residential and market gardening uses	Minimum subdivision 10 hectares Maximum Height (residential buildings) 9m (2 storeys) No FSR controls Secondary dwellings permitted Dual occupancy permitted on 2ha lots
RU4 Primary Production Small Lots	Rural/residential lands in Fairfield City west of the M7 Rural/residential and market gardening uses	Minimum subdivision requirement 1 hectare Maximum Height 9m (2 storeys) No FSR controls Secondary dwellings permitted Dual occupancy permitted on 2ha lots
RU5 Village	Horsley Park Village Small retail centre	Shop top housing permitted Maximum Height 9m (2 storeys) No FSR controls

Table 5: Summary of Fairfield LEP 2013 land use zones and development standards – rural lands



The identification of the UIA is a result of the close proximity of the above area to the Western Sydney Airport Aerotropolis, Western Sydney Employment Area, Western Regional Parkland and a range of existing and proposed major infrastructure including potential future rail connections to the area and the M7 and M12 motorways.

A steering committee comprising representatives from the Greater Sydney Commission, State agencies, Penrith and Fairfield City Council has been established to oversee strategic investigations into the capacity of the UIA to accommodate potential future urban development.

Western Regional Parklands

Land within the Western Regional Parkland (located between the western urban area and urban investigation area of Fairfield City), falls under the governance of the Western Sydney Parklands Trust. The area is not subject to the zoning and planning controls of Fairfield LEP 2013.

The strategic planning and land use management framework for the Parklands is established by the Western Sydney Parklands Act and SEPP (Western Sydney Parklands). Under this legislative framework the Western Sydney Parklands Plan of Management (POM) represents the principle document guiding a range of initiative for the Parklands aimed at maximising passive and active recreation opportunities for the Western City, as well as sustainable management practices for the Parklands.

Representatives from the Trust regularly meet or provide information to Fairfield City Council in relation to key actions and initiatives relevant to the community of Fairfield City and in some instances these measures may require Council to respond with its own planning initiatives that respond to the actions of the POM (e.g. enhancing connectivity from the Parklands to land under Council's care/control).

Western Sydney Employment Area

Large parcels of land located directly to the south of the Sydney Water Pipeline in Horsley Park fall within the Western Sydney Employment Area ("WSEA"). The Department of Planning & Environment ("DP&E") represents the principle body overseeing the strategic planning framework applying to the WSEA under State and Regional Policy including relevant legislative requirements of the SEPP (WSEA). The WSEA is not subject to the zoning and planning controls of Fairfield LEP 2013.

In some instances, under the relevant SEPP Fairfield City Council is the relevant consent authority for dealing with certain applications for development in the area. Council also works collaboratively with the DP&E in resolving planning issues and providing input into strategic directions relevant to the WSEA.

This includes planning for new infrastructure (regional roads, public transport and other services) required to service the WSEA.



Other Issues

Heritage

The current schedule of Fairfield LEP 2013 (Schedule 5 Environmental Heritage) originates from a heritage study undertaken in 1992. A review of heritage matters was undertaken in 2004 which resulted in 13 additional properties being added to the heritage schedule.

Schedule 5 contains approximately 100 listed sites (covering a broad cross-section of residential/commercial buildings as well as infrastructure and vegetation).

A number of these heritage items have State heritage significance (in some cases both buildings and archaeological listings) comprising Fairfield Railway Station, Horsley Homestead (Horsley Park), Lansdowne Bridge (Lansvale), Bonnyrigg House and the Male Orphan School site (Bonnyrigg Heights).

Specific sites within the City with known Aboriginal heritage are currently identified on the State Aboriginal Heritage Information Management System (AHIMS). In addition, in 2016/2017 Council commissioned an Aboriginal Heritage Study which resulted in Aboriginal potential investigation areas (PIA) being mapped across the City.

The Aboriginal PIA comprises areas of the City where there is potential for existence of Aboriginal archaeology (primarily stone artefacts, middens, campsites) and where future development will need to comply with State Government best practice guidelines and protocols protecting Aboriginal heritage.

Natural Hazards

Under Fairfield LEP 2013 a range of investigations and mapping was completed for natural hazards affecting the City as follows:

Flood Liable Land

The eastern and western urban areas of Fairfield City are located within the catchment of the Georges River. The Rural Lands UIA is located within the catchment of the Hawkesbury Nepean River.

Over the last 15-20 years Council has undertaken extensive flood studies and mapping of flood liable land (up to the probable maximum flood level) across the City, with this process being continually refined and updated.

Due to the topographical characteristics and expansive flood plain of the Georges River, large sections of the eastern and western urban areas are affected by flooding as a result of both mainstream and overland flooding. Although there is also potential for significant flooding with the Rural Lands UIA, the lower density of the area means that compared to the eastern and western urban areas, there are significantly fewer properties affected by mainstream and overland flooding.

Bushfire prone land

The current Fairfield Bushfire Prone Land Map received certification from the NSW RFS in December 2017. In general the main bushfire prone areas of the City are located with the Western Sydney Parklands and to a lesser extent the Rural Lands UIA in the west.

There are isolated areas of bushfire prone land in the eastern and western urban areas (adjoining concentrations of vegetation along creek lines and parks). However the nature and extent of



bushfire prone land in the urban areas of the City does not represent a significant constraint for future infill development in these areas, having regard to relevant bushfire building standards that will need to be met in future development in bushfire prone areas.

Acid sulphate soils

Areas of the City affected by acid sulphate soils have been mapped under the Fairfield LEP 2013, identifying land having the potential for acid sulphate soils in the eastern urban area in proximity to Chipping Norton Lakes and adjoining creek lines in the suburbs of Lansvale, Carramar and Fairfield.

Clause 6.1 of the Fairfield LEP 2013 applies to development that has the potential to be impacted by acid sulphate soils and may require preparation of a management plan to mitigate impacts.

Tidal waters

Land adjoining the Georges River, Cabramatta Creek (up to the Fairfield/Liverpool passenger rail line) and the lower reaches of Orphan School and Prospect Creek (up to Canley Vale and Fairfield Town Centres) is affected by tidal waters.

Generally, the extent of potential tidal inundation of these areas is contained within the extent of high and medium flood risk precincts that have been mapped under various flood studies undertaken by Council. Specific notations are also included on Planning Certificates for properties affected tidal inundation. The assessment of the potential impacts of tidal waters is required for development affected by this hazard in accordance with the SEPP (Coastal Management) 2018.

Landslide risks

Areas with the potential for landslide risk are mapped under the Fairfield LEP 2013 including isolated areas in the residential suburb of Abbotsbury (zoned R2 Low Density) in the western urban area adjoining the Western Sydney Parklands.

Under Fairfield LEP 2013 development in areas affected by potential landslide is limited to low density housing and residential subdivision is restricted to a minimum allotment size of 2,000m². This provides additional site area for development to occur and where required, provision of geotechnical and structural engineering measures to mitigate the impacts of landslide risk.

1.4 Methodology

Compilation of this report included:

- Reference to key LEP/DCP provisions and relevant strategic planning documents (e.g. Fairfield Centres Study, Employment Lands, Open Space and Biodiversity Strategy) applying to Fairfield City.
- Consultation with internal stakeholders.
- Review of Western City District Plan, Future Transport Strategy for NSW 2056, Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan.
- Information made available to Council at Technical Working Groups coordinated by the GSC and DP&E.



1.5 Submissions and engagement

As part of the preparation of the future LSPS and Fairfield LEP 2020, Council will be preparing a comprehensive community consultation strategy.

As part of this process Council will liaise with the Department in fine-tuning its proposed approach for consultation with the community, State Government agencies and utility providers.



2 The Health Check

The purpose of this section is to identify how closely aligned the Fairfield LEP 2013 is to the Actions in the Western City District Plan. Reference has been made to any existing Council plans, policies, programs, strategies and research that contribute to those Actions.

The preceding section of this review provides background on the existing strategic planning context for Fairfield City. In the short to medium term, it is anticipated that future urban growth across the City will be the result largely from infill development in the eastern and western urban areas.

The implications of this pattern of development against the five (5) Planning Priorities (Infrastructure and Collaboration, Liveability, Productivity, Sustainability, Implementation) and associated relevant actions of the Western City District Plan against the provisions in the current Fairfield LEP 2013 is provided in this section, with further details provided in Appendix 1.

2.1 Infrastructure and Collaboration

Table 6 provides a summary of key actions of the District Plan specifically relevant to Infrastructure Planning and Collaboration for Fairfield City.

Infrastructure & Collaboration Actions	
Action 3	Aligning forecast growth with infrastructure.
Action 6	Consider examining the adaptability of infrastructure and its potential shared use.
Action 7	Maximising the utility of existing infrastructure, developing strategies that influence behaviour changes, reduce demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.
Action 8	Coordinate land use and infrastructure for the Western City District.

Table 6: Western City District Plan – Infrastructure & Collaboration Actions

Health Check:

- In the eastern urban area the previous Residential Development Strategy 2009 indicated that there is generally sufficient capacity in major infrastructure (particularly major rail infrastructure) to support future infill development in the area. The major shortfall in infrastructure relates to the need for additional active and passive open space areas.
- The major need for new infrastructure relates to additional health services and education facilities to service the need of population growth particularly as a result of the refugee intakes targeted for Fairfield City.
- Further investigations and collaboration with State Government agencies is required to determine the capacity of infrastructure to accommodate additional population in the western urban area. This will need to be linked with new infrastructure including public transport and community facilities.



- Council has established a working group and steering committee with the GSC, Penrith City Council and State agencies in working collaboratively to ensure any future growth in the UIA is supported by appropriate infrastructure.
- Any forecast growth and infrastructure planning in the Western Sydney Parklands (associated for example with new business hubs) and WSEA will be undertaken by State Agencies in collaboration with the private sector.
- To date no studies or analysis have been undertaken by Council into actions regarding the adaptability of infrastructure, however this is seen as an important area of investigation for Fairfield City given the anticipated continued pattern for infill development in the established areas as the major source of growth in the City in the short to medium term.
- Potential exists to provide new open space as a result of infill of major redevelopment sites and opportunities arising out of urban design studies and strategies to embellish and improve access to existing open space and community facilities.
- Further analysis and collaboration with State agencies will be required to examine the capacity of public transport infrastructure, the local road network, education and health care facilities to support future development in the eastern and western urban areas.

2.2 Liveability

The following Table provides a summary of key actions of the District Plan specifically relevant to the Liveability theme for Fairfield City.

Liveability Actions	
Action 11	Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities.
Action 17	Prepare local or district housing strategies.
Action 18	Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.
Action 21	Identify, conserve and enhance environmental heritage.

Table 7: Western City District Plan – Liveability Actions

Health Check:

- Council has previously undertaken a number of town centre and urban design studies (Bonnyrigg, Cabramatta, Fairfield, Fairfield Heights, Villawood and Prairiewood) that aim to deliver walkable places, active street life, prioritise opportunities for access to public transport and community facilities.
- Where relevant, findings and directions from these studies have been incorporated into town centre and site specific DCPs/masterplans.
- Further studies and investigations into these areas for medium to smaller town centre areas will need to be undertaken in the review of the Fairfield LEP, with relevant recommendations to be included into place based DCP's and town centre masterplans.



- Analysis undertaken as part of the Residential Strategy 2009 indicated that the amount of land zoned (or proposed to be zoned) for housing in eastern and western urban areas of the City contained capacity to deliver additional housing in the urban area to at least 2036.
- More detailed analysis is required of Council's housing strategy to ensure the requirements of District actions in relation to achieving housing in the right location as well as aligning with regional/district infrastructure and supporting the role of centres are met.
- Currently, Council does not have a policy framework in relation to provision of affordable rental housing. However, preliminary analysis of relevant data, housing needs and market factors has been undertaken as a prelude to addressing this action under Council's residential development strategy as part of its new LEP.
- In 2017 Council undertook a review Aboriginal heritage values in the City which resulted in potential investigation areas relating to Aboriginal heritage being identified across the City.
- This process involved close consultation with Council's Aboriginal Heritage Committee, Gandangara and Deerubbin Local Aboriginal Land Councils.
- Information and recommendations arising from the Aboriginal Heritage Study have now been integrated in Council GIS systems and development controls.
- The current schedule of heritage (largely derived from European settlement) properties in the Fairfield LEP relates back to a heritage study undertaken in 1994 as well a community heritage review (resulting in the listing of a number of places of worship as heritage items in 2003).
- Review of the current schedule of the built form and landscaped heritage is required.
- To support the listing of heritage properties in the City Council runs a number of programs (including rated relief and grant funding) to assist the owners with the maintenance and upkeep of heritage listed properties.

2.3 Productivity

The following Table provides a summary of key actions of the District Plan specifically relevant to the Productivity Theme for Fairfield City.

Productivity Actions	
Action 24	Integrate land use and transport plans to deliver the 30-minute city.
Action 25	Investigate, plan and protect future transport and infrastructure corridors.
Action 28	Manage the interfaces of industrial areas, trade gateways and intermodal facilities.
Action 30	Investigate and plan for the land use implications of potential long-term regional transport connections.
Action 31	Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential North South Rail Link.
Action 32	Protect transport corridors as appropriate, including the Western Sydney Freight Line and the Outer Sydney Orbital.



Productivity Actions	
Action 35	Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural area.
Action 38	Create capacity for tourist accommodation in appropriate locations through local environmental plans.
Action 52	Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government areas by undertaking a review of all industrial land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.
Action 54	Consider office development in industrial zones where it does not compromise industrial or urban services activities.
Action 55	Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.
Action 56	Provide access to jobs, goods and services in centres.
Action 58	Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.
Action 60	Review current planning controls and create capacity to achieve the job targets for the District's strategic centres.
Action 61	Investigate opportunities for feasible redevelopment and increased density close to the Fairfield Transport Interchange.

Table 8: Western City District Plan – Productivity Actions

Health Check:

- Existing higher and medium density housing precincts (located predominantly in the eastern urban area) of Fairfield City are clustered around the main town centres and located within 30 minutes of major public transport (rail) facilities and interchanges.
- In the western urban area only Bonnyrigg and Prairiewood Town Centre are located in close proximity to major transport services being the Parramatta to Liverpool Bus T-Way system.
- More extensive analysis and research will be required to ensure that future additional housing in the City (particularly in the western urban area) is delivered in the right location and meets the objective of a 30 minute city.
- Under Fairfield LEP 2013 the majority of interfaces to the Fairfield industrial areas are buffered by a combination of open space, light industrial and business development zones. In addition Council has an established regime of DCP controls and requirements that help mitigate the potential impacts of future industrial activities on the amenity of nearby residential areas.
- Existing State arterial road corridors and rail infrastructure are zoned SP2 Infrastructure and protected under current zoning provisions of the Fairfield LEP 2013.



- Council is working with the GSC and State government agencies in understanding the implications of long term regional transport connections and protecting corridors associated with Western Sydney Freight Line, M12 corridor and potential light rail connections through Fairfield City.
- Under Fairfield LEP 2013, LEP measures are already in place to satisfy the demand for tourism accommodation in appropriate locations in the City, being primarily allocated to town centres.
- Council will be reviewing its employment lands study to ensure appropriate retention of industrial, urban service land, appropriate allocation of office development and potential adaptation of industrial and warehouse buildings through amended planning controls.
- The zoning and hierarchy of centres (comprising 4 main town centres, 14 middle order centres and over 30 neighbourhood centres) spread across the established urban areas of the City facilitates access to a broad range of services and activities to the community.
- In Fairfield Town Centre the current structure of planning controls has facilitated residential development without compromising the jobs and retail services of the strategic centre.
- Fairfield Council has recently completed a major urban design study for the Fairfield Town Centre that creates opportunities for feasible redevelopment and increased density close to the Fairfield Transport Interchange.

2.4 Sustainability

The following Table provides a summary of key actions of the District Plan specifically relevant to the Sustainability Theme for Fairfield City.

Sustainability Actions	
Action 67	Protect environmentally sensitive areas of waterways.
Action 76	Identify and protect ridgelines, scenic and cultural landscapes.
Action 77	Enhance and protect views of scenic and cultural landscapes from the public realm.
Action 79	Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.
Action 80	Maximise the use of existing open space and protect, enhance and expand public open space.
Action 88	Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.
Action 91	The Greater Sydney Commission will require a local environmental plan review to include: <ol style="list-style-type: none"> an assessment of the local environment plan against the District Plan Planning Priorities and Actions local context analysis an overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan.

Table 9: Western City District Plan – Sustainability Actions

Health Check:

- Under Fairfield LEP 2013 a comprehensive framework of zoning and planning controls has been established to protect waterways and areas of biodiversity values. This includes application of the extensive application of the E2 Environmental Conservation zone along riparian areas.
- Extensive public open space areas in the City (including those which provide connectivity between waterways and biodiversity) that have the potential to contribute to the blue/green grid have largely been zoned for open space purposes.
- Relevant provisions of LEP 2013 and Council's City Wide DCP associated with the protection of waterways and environmentally sensitive areas are based on a previous Biodiversity Strategy 2011 that will be reviewed in light of the current actions of the District Plan.
- A review of Council's open space and residential strategies will look at opportunities for new open space areas in the City required to service the needs of various residential and town centre areas.
- A UIA working party and steering committee is coordinating investigations into potential urban development in Horsley Park, Cecil Park and Mt Vernon and considering opportunities to identify and protect ridgelines, scenic and cultural landscapes.
- Council has previously undertaken extensive analysis and mapping of natural hazards relevant to the City including acid sulphate soils, bushfire prone land and flood liable land.
- Extensive areas of Fairfield City are impacted by flooding and Council undertakes ongoing flood studies to identify the extent of flooding impacts and where flood mitigation works can be carried out.



2.5 Snapshot of compliance

This section provides an indicative summary of the degree of compliance with the District Plan actions by theme and provides input to guide where future attention should be focussed.

Infrastructure and Collaboration

In the eastern urban area, it is considered that Council's planning strategy and policy directions currently provide for a high level of compliance in meeting the District Plan Infrastructure Actions in facilitating short to medium term growth.

This is based on existing levels of public transport provision, facilities and services in the town centre areas required to support future growth. It is also based on current directions of relevant Council strategies to maintain the focus for short to medium term growth in these areas.

The major threat is the potential for growth in the eastern area to exceed the capacity of education and health facilities. This is a critical consideration in light of the relatively higher levels of social disadvantage in the eastern urban area and the recent and anticipated future influx of refugees into the eastern area.

In the western urban area land within and surrounding the main town centres of Bonnyrigg and Prairiewood have the potential to support future growth, whilst addressing the majority of the District Plan actions.

This is based on access to public transport (Bus T Way), infrastructure and other services in the above centres and includes health services at Fairfield Hospital in Prairiewood, numerous schools in the western area and higher provision (compared to the eastern urban area) of passive and active recreation areas.

At this stage the exact capacity for growth and degree of compliance that would be achieved with District Plan Actions in other sections of western urban area (away from the Prairiewood and Bonnyrigg Town Centres) is unclear. This matter requires further strategic investigations, particularly into the provision of public transport, capacity of stormwater infrastructure and utility services.

It is noted that there is potential for significant additional housing in proximity to Prairiewood Town Centre should a railway station be provided at this location as part of a future Parramatta to Western Sydney Airport passenger rail line.

A robust planning process has commenced to investigate infrastructure requirements for the Rural Lands UIA. This includes establishment of a steering committee comprising GSC, State Agency and council representatives.

Council is currently undertaking or will be commissioning studies to better understand the impacts of proposed additional growth in the City on the road network and will need to continue to work collaboratively with State Agencies in gaining a better understanding of infrastructure issues relevant to the City.

Liveability

Overall, it is considered that the strategic directions and policy framework of Fairfield City is capable of achieving a moderate to high level of compliance with relevant actions of the District Plan. This is based on the premise that the planning controls applying across the City are generally capable of facilitating "healthy, safe and inclusive places" that support active, resilient and socially connected communities" as targeted in the District Plan Actions.



Notwithstanding, Council will need to prepare a new local housing strategy and investigate affordable housing issues to meet housing diversity and affordability actions of the District Plan.

The liveability of the City will also need to factor in the housing needs of socially disadvantaged areas of the City (including the demand created by the influx of refugees) and impacts associated with climate change and heat island effects in Western Sydney.

Productivity

Overall it is considered that large areas of the Fairfield City achieve a low to moderate degree of compliance with the Productivity actions of the District Plan. This is based on the following key points:

- Compared to other parts of the Sydney Region, the relatively higher levels of unemployment (particularly youth unemployment 18.5%) in Fairfield City.
- The large number of Fairfield residents (approximately 70%) that need to travel outside the LGA for employment.
- The lack of public transport infrastructure in the western urban area which does not have access to light/heavy rail or (in areas outside of Bonnyrigg and Prairiewood Town Centre) direct connections to the Liverpool to Parramatta Bus T-Way.
- The loss of employment opportunities in the existing industrial areas of the City as a result of the closure of manufacturing operations in the City preference of new logistic/warehouse development to locate in the WSEA.
- The lack of major tertiary education facilities in the City.

Sustainability

It is considered that the current planning framework applicable to Fairfield City achieves a moderate to high level of compliance with the majority of Sustainability Actions of the District Plan relevant to Fairfield City as follows:

- The urban areas of Fairfield City incorporates an extensive network of creek lines and open space areas that are in public ownership and zoned for the purposes of either public recreation and environmental conservation. These areas provide an opportunity for further investigations into consolidating the Blue and Green Grids in the District across the City with potential for also linking in with district wide connections such as the South Creek Catchment and Chipping Norton Lakes.
- Numerous parts of the existing creek line and open system already have high levels of pedestrian or cycle way access or located close to the interface with the existing urban areas.
- Council has undertaken extensive analysis and mapping of natural hazards (particularly flood liable land) and has a regime of planning controls in place to help mitigate the impacts of natural hazards on future development.
- In the mid 2000's Council implemented the 'restoring the waters' program that resulted in the conversion of a 500m section of concrete channel in the upper reaches of the Orphan School Creek to a 'natural' creekline. This project provides an exemplar development for Water Sensitive Urban Design in Western Sydney, particularly in terms of supporting the principles of the blue grid.



3 The Context

This section describes the changing context and emerging issues in Fairfield City and identifies challenges, opportunities and future focus areas mapped against priorities in the District Plan.

3.1 Land use planning context

Key factors and issues that are relevant to the unique and changing context of Fairfield City include:

Social matters

The Fairfield LGA has arguably one of the most unique and complex demographic profiles in NSW, as well as being the most disadvantaged (non-rural) area in NSW according to the socio economic indices for advantage (SEIFA).

As highlighted previously one of the major social matters relevant to Fairfield City is the significantly high number of refugees being settled in the City. Over this past two years this has featured the resettlement of approximately 7,000 refugees in Fairfield City, in effect representing the creation of an additional suburb in the City in a very short timeframe.

The resettlement pattern is based on a host of factors including the existing multicultural character of the City, existing cultural, religious and family ties to support refugees. While there is a strong culture of welcoming refugees into the City, this trend has significant implications for critical facets of the planning context of the City including:

- The need for additional affordable housing and employment opportunities.
- Impacts on community services, facilities and infrastructure required to support new arrivals, including education and health services and local infrastructure.
- Higher occupancy rates in existing housing.
- The need for measures that support mobility and accessibility to existing town centres and services in line with the principle of a '30 Minute City'.

Compared to other parts of the Sydney Region, the intake of refugees into Fairfield City is an important consideration for the existing social context of the City (and associated planning issues) which is already characterised by higher levels of social disadvantage associated with housing stress, high levels of unemployment and limited opportunities for tertiary education and retraining.

Economic matters and employment patterns

Under current planning controls the established employment lands of the Wetherill Park/ Smithfield Industrial area provide for a broad range of industry (excluding heavy industry), warehousing and logistic uses. Currently the area provides for approximately 20,000 jobs and is serviced by infrastructure and road network designed to meet the needs of industrial activity.

Key statistical information relevant to the Fairfield employment patterns includes:

- Approximately 70% of the Fairfield workforce travels outside the City each day to their place of work.
- Journey to work data indicates approximately 5% of the workforce utilises public transport to get to work.
- New warehouse/logistic facilities in Western Sydney are tending to locate in the newer industrial areas associated with the Western Sydney Employment Area and Western Sydney Parkland Business Hubs.



- A number of existing warehouse sites in Wetherill Park/Smithfield are being strata titled and converted into smaller storage facilities. This trend is linked to the growth in the demand for goods and smaller packages associated with burgeoning e-commerce activities in Western Sydney.

The opportunities provided for the employment lands of Fairfield City include:

- Potential for provision of freight sidings in Wetherill Park, Smithfield and Horsley Park as a result of the proposed Western Sydney Freight Line through the northern sections of the area. This project has the potential to provide a major stimulus for the employment lands and to activate 'underutilised' employment lands and infrastructure in the area.
- The concentration of blue collar jobs (applicable to much of Western Sydney) and the need for not only additional jobs but also a greater variety in the nature of jobs created in future.
- The close proximity of the Fairfield employment lands to the Western Sydney Aerotropolis. Although the Aerotropolis will contain its own employment precinct, there will still be potential for the Fairfield employment lands to derive economic benefits from the airport precinct as a result of complementary servicing or support uses located in Fairfield City.
- The multicultural workforce of Fairfield City and potential to resource international trade or businesses operating from the Aerotropolis.
- Capacity to grow office space in the Fairfield centres (particularly Fairfield Town Centre) based on the access to public transport and potential for office floor space in the Centre.

Environmental matters

Fairfield City has undertaken extensive investigations into and mapping of terrestrial biodiversity, watercourses and natural hazards relevant to the City.

The key emerging processes/issues relevant to environmental matters are:

- The impact of climate change, including heat island effects, drought, heatwaves and flooding on both the natural and built environments.
- Increased urban salinity in Western Sydney and potential detrimental impacts on built structures and infrastructure. This is particularly associated with the loss of vegetation that can exacerbate the potential for urban salinity.
- Potential for sea level rise in the lower reaches of Cabramatta Creek, Prospect Creek and Georges River, subject to tidal inundation.
- The impact of illegal tree clearing or lack of replenishment on indigenous vegetation on the biodiversity of the City as well as amplifying heat island effects.

The urban areas of Fairfield City comprise an extensive system of creeks and open space areas. In this regard Council is in a favourable position to take advantage of initiatives aimed at building the Blue and Green Grids in Western Sydney.

Infrastructure capacity and investment

The eastern urban area of Fairfield City comprises the 'original' settled areas of the City. In this regard the infrastructure (particularly drainage and roads) supporting longer term growth may also require further amplification or upgrades to support future growth in this part of the City.



In comparison, the western urban area (associated with the former greenfield areas established in the 1970s-90s) is supported by relatively newer infrastructure and higher provision of open space areas.

Detailed investigations are required into infrastructure in both areas to gain a better understanding of infrastructure needs and understand the levels of investment to meet future growth in the City.

To meet recreation and leisure needs of the City, over the last 10-15 years Council has allocated significant resources into upgrading the Cabravale and Prairiewood Leisure Centres and constructed a new Fairfield Youth Centre in Fairfield Park.

In addition, Council is currently in the process of implementing a masterplan for the Fairfield Showground site in Prairiewood, that will transform the site, into a major district facility for recreation and cultural activities including major sporting events, markets and festivals.

Community Strategic Plan

Previous community consultation as part of the Community Strategy Plan identified key issues which impact on the planning framework of the City including:

- Need to improve community safety.
- Desire for clean and attractive places (e.g. town centres, public open space, transport corridors).
- Need for better health services.
- Desire for improved roads including traffic safety levels.
- Better public transport.
- Better access to schools, universities and TAFE.
- More parking (particularly around town centres and public transport infrastructure).
- More activities for children and youth.

3.2 Barriers to delivery

In summary potential barriers to achieving Western City District Plan Actions include:

- Emphasis on Regional Centres as the primary focus for investment in major infrastructure and growth in the Western District, meaning there will be continued need for residents of Fairfield City to travel outside the City for employment and education opportunities.
- The extent of properties in the existing urban areas of the City that are flood liable.
- Insufficient State/Federal funding of health and education facilities in Fairfield.
- The impact of affordable housing initiatives on the viability of development proposals and associated reluctance/resistance of the development to provide affordable housing.
- Restrictions placed on development contributions and rate pegging which limits Council's ability to fund delivery of new infrastructure in desired time frames.
- Insufficient provision of major public transport infrastructure (particularly in the western urban area) to promote a modal shift and implement the '30 Minute City'.
- Negative impact of freight rail corridors including loss of employment lands, open space areas and detrimental impacts on visual/acoustic amenity of residential lands.



3.3 Key risks

Potential or unknown barriers that may arise:

- Increased 'densification' and associated excessive site coverage associated with illegal building works in residential areas or under exempt and complying development, resulting in additional stormwater run-off, loss of canopy cover and soft landscaping areas
- Lack of modal shift and continued reliance on motor vehicles as the primary means of transport for journeys to work and accessing services.
- Increased pressures on the road network associated with growth in both local and regional traffic, particularly as result of new employment lands in the WSEA and Aerotropolis.
- Impacts of climate change may be being underestimated and unknown implications for natural hazards, including increased erosion of creeklines from increased stormwater run-off.
- Additional influx of refugees into the City above current projections.
- Shortages in affordable housing and lack of different housing types to meet housing needs of the community.

3.4 Key findings

Fairfield City Council is generally well positioned to undertake and evaluate the information that is required to address the Western City District Plan Priorities and Actions in the LEP Review project demonstrated by the following:

- Council has previously undertaken a number of major strategic studies that gathered extensive evidence based material that underpins the current planning framework of the City.
- As part of the current LEP review a comprehensive strategic review will be undertaken to assess the suitability of current planning framework against District Plan Actions and where required determine additional or new approaches required to deliver actions.
- A detailed work program and timeline has been developed to undertake the strategic review and provide evidence based information within desired timeframes.
- Council has committed significant resources to review the strategic directions of the City and is acknowledged in the deliverables of Council's Delivery Plan 2020/2021.



4 Conclusion and Recommendations

This section outlines the key actions or decisions required to inform the preparation of Council's Local Strategic Planning Statement and the review of the Fairfield LEP and associated plans (development control plans and development contribution plans).

4.1 Gap analysis

The analysis undertaken as part of this LEP Review report has identified issues that require additional research and analysis to address the Western City District Plan Actions in the review of Council's planning controls. This includes the studies and strategies shown in Figure 1 and listed in Table 10 which will inform the Local Strategic Planning Statement, LEP Review and review of associated plans (development control plan and development contributions plan).

The complete list of the District Plan Actions and the relationship with the LEP Review project (and each of the studies and strategies below) is provided in Appendix 1.

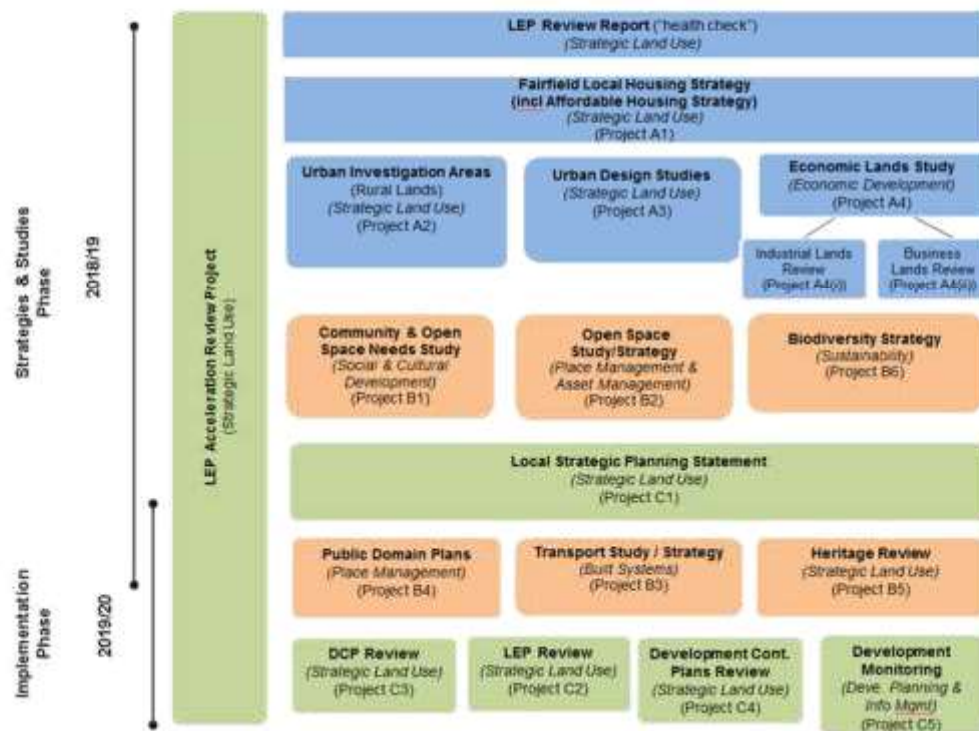


Figure 2: Fairfield LEP Review Program – Draft Project Plan



Project No.	Project Name	Western City District Plan Actions
Project A1	Fairfield Local Housing Strategy (including Affordable Housing Study)	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 12, 14, 17, 18 <i>Productivity:</i> Actions 24, 32, 56, 57, 61 <i>Sustainability:</i> Actions 80, 88 <i>Implementation:</i> Action 91
Project A2	Urban Investigation Areas (Rural Lands)	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 11, 12, 14, 17 <i>Productivity:</i> Actions 32, 35, 40, 56 <i>Sustainability:</i> Actions 70, 71, 72, 74, 75, 76, 77, 78, 79, 80, 88 <i>Implementation:</i> Action 91
Project A3	Urban Design Studies	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 11, 12, 14, 19, 20, 22, 23 <i>Productivity:</i> Actions 56, 57, 61 <i>Sustainability:</i> Action 80 <i>Implementation:</i> Action 91
Project A4(i)	Industrial Lands Review (joint project with Greater Sydney Commission)	Relates to Greater Sydney Region Plan – Objective 23 that “industrial and urban services land is planned, retained and managed” and Action 11 to “review and plan for industrial and urban services”.
Project A4(ii)	Business Lands Review	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 12, 14, 23 <i>Productivity:</i> Actions 26, 40, 54, 56, 57, 58, 59, 60, 61 <i>Sustainability:</i> Action 83 <i>Implementation:</i> Action 91
Project B1	Community & Open Space Needs Study	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 9, 10, 11, 12, 13, 14, 15, 16, 19, 22 <i>Productivity:</i> Actions 56, 61 <i>Sustainability:</i> No relevant actions <i>Implementation:</i> Action 91
Project B2	Open Space Study/Strategy	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 10, 11, 12, 13, 14, 19 <i>Productivity:</i> No relevant actions <i>Sustainability:</i> Actions 67, 68, 69, 72, 73, 74, 75, 80 <i>Implementation:</i> Action 91



Project No.	Project Name	Western City District Plan Actions
Project B6	Biodiversity Strategy	<i>Infrastructure and Collaboration:</i> No relevant actions. <i>Liveability:</i> Action 12 <i>Productivity:</i> No relevant actions. <i>Sustainability:</i> Actions 67, 69 <i>Implementation:</i> Action 91
Project B4	Public Domain Plans	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 9, 10, 11, 12, 14, 15, 19, 20, 22, 23 <i>Productivity:</i> Actions 40, 61, <i>Sustainability:</i> No relevant actions <i>Implementation:</i> Action 91
Project B3	Transport Study/Strategy	<i>Infrastructure and Collaboration:</i> Actions 3, 5, 6 <i>Liveability:</i> Actions 11, 12, 14, 20, <i>Productivity:</i> Actions 24, 25, 26, 28, 30, 32, 56, 61 <i>Sustainability:</i> Action 80 <i>Implementation:</i> Action 91
Project B5	Heritage Review	<i>Infrastructure and Collaboration:</i> No relevant actions <i>Liveability:</i> Actions 12, 14, 21 <i>Productivity:</i> Action 56 <i>Sustainability:</i> Action 76, 77 <i>Implementation:</i> Action 91
Project C5	Development Monitoring Program	<i>Implementation:</i> Action 92

Table 10: LEP Review Projects and Relevant Western City District Plan Actions

The above studies and strategies will inform the preparation of the following strategic planning documents and plans:

Project C1	Local Strategic Planning Statement (including local character statement)
Project C2	Fairfield LEP Review
Project C3	Fairfield DCP Review
Project C4	Fairfield Development Contribution Plan Review

Table 11: LEP Review Strategic Planning Document and Plans

Project briefs are currently being prepared for each of the projects listed in Table 10 above. The initial scoping for the contents of the studies and strategies identified in Figure 1, along with the requirement to address the relevant Western City District Plan Actions, is provided below.



Local Housing Strategy (including Affordable Housing Study) (Project A1)

Fairfield Local Housing Strategy is currently being prepared will address:

- Planning policy and context, local government area snapshot, housing vision and District Plan actions.
- Demographic overview, housing demand, housing supply, land use opportunities and constraints, housing supply gaps.
- Priorities including local housing strategy objectives, land use planning approach, mechanisms to deliver the options, evaluation of options.
- Actions including implementation and delivery plan, planning proposal, monitoring and review program.

The issues that will be addressed in the Strategy include:

- Analysis of planning controls (in particular FSR allowances) and measures required to deliver feasible medium and higher density housing development in the City. The analysis will need to ensure that future medium/high density housing will deliver desired urban design and place outcomes for the various residential areas and town centres of Fairfield City.
- Investigation of planning controls and initiatives to deliver housing diversity including affordable housing.
- Investigate the impacts of urban renewal on existing housing affordability and levels of disadvantage being experienced in the City.
- Analysis of the diverse needs of the Fairfield community at various stages of the housing cycle.

Urban Investigation Areas (Rural Lands) (Project A2)

Fairfield Urban Investigation Areas (Cecil Park & Horsley Park) project commenced in March 2018 and includes:

- Stage 1: urban capability assessment (draft completed)
- Stage 2: developing land use scenarios (commenced)
- Stage 3: feasibility analysis, testing and master planning (to be commissioned).

Feasibility analysis of new planning controls to address District Plan actions will need to be central component of strategic investigations having regard to the close proximity of the UIA to the Western Sydney Airport Aerotropolis. This analysis is required not only to determine impacts on existing infrastructure but also the new infrastructure and services to meet future growth of the City including the Aerotropolis.

In addition the feasibility analysis will be critical in understanding the level of funding (principally planning contributions) required to fund infrastructure/services and in identifying staging/sequencing options for its delivery.

In the short term, this process is particularly relevant for the strategic investigations that are being undertaken for The Horsley Park, Cecil Park Urban Investigation Area (UIA) in the western part of the City.

Feasibility analysis will also be a critical process informing improvements to the public domain in town centres of the City, road network improvements, provision of open space and stormwater drainage.



Urban Design Studies (Project A3)

A suite of Urban Design Studies are being prepared for key centres:

- Stage 1 (2018/19) Three (3) Urban Design Studies (Fairfield City Centre, Fairfield Heights, Villawood) (Completed)
- Stage 2 (2018/19): Urban Design Studies (Cabramatta (key sties), Canley Vale, Carramar, Fairfield (remainder of centre), Smithfield)

Industrial/Urban Services Lands Review (joint project with Greater Sydney Commission) (Project A4(i))

The strategic review of employment land issues needs to have regard to emerging district wide trends and issues associated with employment lands which will enable Council to gain insights into policy settings and opportunities relevant to the Fairfield employment lands particularly in light of future employment lands in the district associated with the Aerotropolis and WSEA.

The industrial/urban services lands review will consider the:

- Current level of industrial and urban services land supply.
- Changing nature of industries.
- Transformation in the sector impacting on changing demands for land.

The project will be undertaken in the following phases:

- Phase 1 (May/June 2018): Data collection and preliminary 'health check' assessments.
- Phase 2 (July/Dec 2018): Finalise methodology for review and steps for implementation into council planning.
- Phase 3 (early 2019): Finalise into Regional Plan.

Business Lands Review (Project A4(ii))

Fairfield Council has an established place management program focussed on bringing public domain improvements to the City's centres. There is currently a well-defined centres hierarchy comprising 4 major town centres (Fairfield, Cabramatta, Bonnyrigg and Prairiewood), middle order town centres (e.g. Canley Vale, Fairfield Heights, Villawood) and smaller neighbourhood centres (approximately 30 in total).

Council recently completed a major review of its Centres Study in 2016 and this will require review in light of District Plan actions. The various centres of the City are distributed relatively evenly across the urban area and provide for the robust delivery of a broad range of retail services to the community.

At this stage it is anticipated that the review will not result in significant changes to the centres hierarchy of the City which is also generally consistent with the District Plan Actions.

Community & Open Space Needs Study (Project B1)

This needs assessment audit will provide direction for prioritising allocation and use of these facilities and will be undertaken in two (2) stages:

- Social Infrastructure & Open Space Needs Assessment (Fairfield Place) 2018/19 (Fairfield, Fairfield Heights & Villawood) (commenced).



- Community & Open Space Needs Assessment (remainder of Fairfield City) (to be commissioned).

It is anticipated that the study will consider the following:

- Demographic analysis and review of population forecasts.
- Auditing/mapping existing open space & social infrastructure.
- Review existing development contribution work schedules.
- Needs assessment community facilities and open space (low socio-economic population, medium & high density housing occupants).
- Open space & social infrastructure participation trends for target groups (women & girls, CALD communities, recently arrived, young people, any other group identified).
- Identify benchmarks for open space & community facilities and current and future gaps.

Open Space Study/Strategy (Project B2)

The Open Space Strategy will be undertaken in parallel with the needs analysis (refer above) and the Biodiversity Strategy review. These strategies highlight the inter-relationship between open space issues, recreation activities and biodiversity values in the City.

The Open Space Study/Strategy will:

- Consider the progress of implementation of the previous 2007 Strategy.
- Develop new strategies for ongoing planning, design and management of open space.
- Identify new priorities for open space management.
- Inform the review of Council's Development Contributions Plan.
- Provide an acquisition and disposal rationale for land parcels for open space (if required).

This phase of the strategic investigations will also be critical in identifying strategic decisions and initiatives for Fairfield City in relation to zoning of land that support the District Plan principles of 'Blue and Green Grids'.

Biodiversity Strategy (Project B6)

Review current Biodiversity Strategy to update legislation, environmental conditions and vegetation mapping (including bushfire prone land maps).

Public Domain Plans (Project B4)

Public domain plans will build upon the various urban design studies that have been completed or to be undertaken in the town centres of the City. In addition, information provided by Council's Place Team as well as advice gathered from stakeholders of the various town centres will be an important source for informing preparation of public domain plans. Issues that will be addressed under the plans include:

- Enhancing accessibility levels to and within town centre areas.
- Measures to improve street activation including opportunities for outdoor dining.
- Street tree planting, soft and hard landscaping measures.
- Opportunities for public art.
- CPTED measures.
- Provide costings which can be include in Council's development contributions plan.



Transport Study/Strategy (Project B3)

Council has undertaken some recent modelling of transport issues in the eastern urban areas (associated with its current Residential Strategy East) and around Bonnyrigg Town Centre.

Areas of Fairfield City will be affected from not only growth in local background traffic but will also be impacted by substantial growth in district traffic levels, associated particularly with the Aerotropolis, WSEA and regional destinations such as Liverpool and Parramatta.

In this regard more detailed modelling of City wide traffic issues is a major component of the LEP Review process and in determining overall strategic planning directions for the City. The process is a major undertaking involving extensive allocation of resources, traffic modelling and preparation of transport management and accessibility plans (TMAPs) to address the scope of traffic matters relevant to the City. Council is currently liaising the Roads and Maritime Service in relation to traffic modelling.

Heritage Review (Project B5)

Review and make recommendations on the heritage status of items of environmental heritage listed in Fairfield LEP 2013 (Schedule 5). Identify any additional heritage items to be included in Schedule 5. It is noted that in 2016 Council completed a review of Aboriginal heritage matters relevant to the City.

Development Monitoring Program (Project C5)

Establish a development monitoring program which will enable Council to better monitor the type and amount of development activity in Fairfield City through the tracking of development approvals, construction and occupation certificates.

4.2 Priorities for preparation of planning proposal

It is recognised that compliance with all Actions in the District Plan may be an iterative or sequential process requiring more than one update to the local environmental plan. It is noted that many of the District Plan Actions are outside the scope of the LEP Review project. These Actions are identified in the Table in Appendix 1 and will be investigated as part of Council's Integrated Planning and Reporting (IP&R) processes where appropriate.

The LEP Review for Fairfield City is being undertaken as part of the Accelerated LEP Review Program and as such is to be completed (final Planning Proposal to be lodged with DP&E for drafting and finalisation) by 30 June 2020. A detailed project timeline has been prepared for the LEP Review Project and provided in Appendix 2 and considered below.

4.3 Project Plan

This section provides information about the next steps and indicative timeframes in the LEP Review project including key milestones in the two (2) year program. A draft Project Plan is provided in Appendix 2 and provides additional detail to the information in Table 12 below.



Phase	Tasks	Staging
Phase 1 LEP Review ("Health Check") (this stage)	Technical Working Groups (TWG)	Relevant Council staff attended the GSC Technical Working Groups (TWG) and the information provided will be considered in the LEP Review project.
	Sign Funding Agreement (Milestone 1)	Completed
	LEP review report ("health check")	<i>This report</i>
	Project management	Draft Project Plan prepared (refer Appendix 2)
	Project design	Project commenced
	Finalise project plan (Milestone 2)	Draft Project Plan prepared (refer Appendix 2)
Phase 2 Draft LSPS	Supporting Studies	
	Local Housing Strategy (<i>incl Affordable Housing Strategy</i>) (<i>Project A1</i>)	Project commenced
	Urban Investigation Areas (<i>Project A2</i>)	Project commenced
	Urban Design Studies (<i>Project A3</i>)	Stage 1 completed. Stage 2 to be commissioned
	Industrial Lands Review (<i>Project A4(i)</i>)	Project commenced
	Business Lands Review (<i>Project A4(ii)</i>)	To be commissioned
	Community & Open Space Needs Study (including demographic analysis) (<i>Project B1</i>)	Stage 1 commenced Stage 2 to be commissioned
	Open Space Study/Strategy (<i>Project B2</i>)	To be commissioned
	Transport Study/Strategy (<i>Project B3</i>)	Stage 1 commenced Stage 2 to be commissioned
	Public Domain Plans (<i>Project B4</i>)	To be commissioned
	Heritage Study (<i>Project B5</i>)	To be commissioned
	Biodiversity Strategy (<i>Project B6</i>)	To be commissioned
	Prepare and exhibit draft LSPS (Milestone 3)	Anticipated mid 2019
Phase 3 Final LSPS	Review submissions and implementation options	Refer draft Project Timeline (Appendix 2)
	Finalise LSPS (Project C1)	As above



Phase	Tasks	Staging
Phase 4 Gateway	Prepare planning proposal (Milestone 4) (<i>Project C2</i>)	Anticipated September 2019
	Gateway determination	Refer draft Project Timeline (Appendix 2)
Phase 5 Exhibition of draft Planning Proposal	Prepare consultation material	As above
	Exhibit draft Planning Proposal	As above
	Finalise Planning Proposal	As above
Phase 6 Plan Making	Submit final Planning Proposal to DP&E (Milestone 5)	Anticipated 30 June 2020
Phase 7 Draft DCP	Prepare draft DCP (<i>Project C3</i>)	Refer draft Project Timeline (Appendix 2)
	Exhibit draft DCP	As above
	Finalise draft DCP	As above
Phase 8 Draft Development Contributions Plan	Prepared draft Contributions Plan (<i>Project C4</i>)	Refer draft Project Timeline (Appendix 2)
	Exhibit draft Contributions Plan	As above
	Finalise draft Contributions Plan	As above

Table 12: LEP Review Project – Project Plan Outline



Appendix 1

Summary of Western City District Plan Actions

Fairfield City LEP Review "Health Check"



Western City District Plan – Priorities, Objectives and Actions (September 2018)

The Table below provides a summary of the Planning Priorities, Objectives and Actions in the Western City District Plan and identifies the Actions which are relevant to the Fairfield LEP Review Project:

- Actions specifically relevant to the LEP provisions and associated plans (eg DCP) (coloured red)
- Actions relevant to LEP Review associated studies. These Actions will be considered in the identified studies and will be investigated as part of Council's Integrated Planning and Reporting (IP&R) processes where appropriate (coloured green)

WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
Infrastructure and collaboration			
W1 – Planning for a City Supported by Infrastructure	Objective 1 – Infrastructure supports the 3 cities.	1. Prioritise infrastructure investments to support the vision of A Metropolis of Three Cities.	Action outside scope of Fairfield LEP Review project.
	Objective 2 – Infrastructure aligns with forecast growth – growth infrastructure compact.	2. Sequence growth across the three cities to promote north-south and east-west connections.	Action outside scope of Fairfield LEP Review project.
	Objective 3 – Infrastructure adapts to meet future needs.	3. Align forecast growth with infrastructure.	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:
	Objective 4 – Infrastructure use is optimised.		<ul style="list-style-type: none"> Local Housing Strategy (Project A1) Urban Investigation Areas (Project A2) Urban Design Studies (Project A3) Business Lands Review (Project A4(ii)) Community & Open Space Needs Study (Project B1) Open Space Study/Strategy (Project B2) Transport Study/Strategy (Project B3) Public Domain Plans (Project B4) Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4)

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>4. Sequence infrastructure provision using a place-based approach.</p> <p>5. Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans.</p> <p>6. Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities.</p>	<p>Action outside scope of Fairfield LEP Review project.</p> <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Local Housing Strategy (Project A1) Urban Investigation Areas (Project A2) Urban Design Studies (Project A3) Business Lands Review (Project A4(ii)) Community & Open Space Needs Study (Project B1) Open Space Study/Strategy (Project B2) Transport Study/Strategy (Project B3) Public Domain Plans (Project B4) Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4) <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Local Housing Strategy (Project A1) Urban Investigation Areas (Project A2) Urban Design Studies (Project A3) Business Lands Review (Project A4(ii)) Community & Open Space Needs Study (Project B1) Open Space Study/Strategy (Project B2) Transport Study/Strategy (Project B3) Public Domain Plans (Project B4) Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4)

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
W2 – Working through collaboration	Objective 5 – Benefits of growth realised by collaboration of governments, community and business.	7. Identify, prioritise and deliver Collaboration Areas.	Action not relevant to Fairfield City.
		8. Coordinate land use and infrastructure for the Western City District.	Action relevant to the LEP provisions
Liveability			
W3 – Providing services and social infrastructure to meet people's changing needs	Objective 6 – Services and infrastructure meet communities' changing needs.	9. Deliver social infrastructure that reflects the needs of the community now and in the future.	Action relevant to LEP Review associated studies: <ul style="list-style-type: none">Community & Open Space Needs Study (Project B1)Public Domain Plans (Project B4)
		10. Optimise the use of available public land for social infrastructure.	Action relevant to LEP Review associated studies: <ul style="list-style-type: none">Community & Open Space Needs Study (Project B1)Open Space Study/Strategy (Project B2)Public Domain Plans (Project B4)
W4 – Fostering healthy, creative, culturally rich and socially connected communities	Objective 7 – Communities are healthy, resilient and socially connected. Objective 8 – Greater Sydney's communities are culturally rich with diverse neighbourhoods. Objective 9 – Greater Sydney celebrates the arts and supports creative industries and innovation.	11. Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by: <ul style="list-style-type: none">a. providing walkable places at a human scale with active street lifeb. prioritising opportunities for people to walk, cycle and use public transportc. co-locating schools, health, aged care, sporting and cultural facilitiesd. promoting local access to healthy fresh food and supporting local fresh food production.	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: <ul style="list-style-type: none">Urban Investigation Areas (Project A2)Urban Design Studies (Project A3)Community & Open Space Needs Study (Project B1)Open Space Study/Strategy (Project B2)Transport Study/Strategy (Project B3)Public Domain Plans (Project B4)
		12. Incorporate cultural and linguistic diversity in strategic planning and engagement.	Action relevant to LEP Review associated studies: <ul style="list-style-type: none">Local Housing Strategy (Project A1)Urban Investigation Areas (Project A2)Urban Design Studies (Project A3)Business Lands Review (Project A4(ii))

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN		
Planning Priorities	Objectives	Actions
		<p>Fairfield LEP Review Project – Relevant Actions</p> <ul style="list-style-type: none"> Community & Open Space Needs Study (Project B1) Open Space Study/Strategy (Project B2) Biodiversity Strategy (Project B6) Transport Study/Strategy (Project B3) Public Domain Plans (Project B4) Heritage Review (Project B5) Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4)
		<p>13. Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations.</p>
		<p>14. Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Councils to better understand and support their economic aspirations as they relate to land use planning.</p>
		<p>15. Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden, including:</p> <ul style="list-style-type: none"> a. arts enterprises and facilities, and creative industries, b. interim and temporary uses, c. appropriate development of the night-time economy.
		<p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> Local Housing Strategy (Project A1) Urban Investigation Areas (Project A2) Urban Design Studies (Project A3) Business Lands Review (Project A4(ii)) Community & Open Space Needs Study (Project B1) Open Space Study/Strategy (Project B2) Transport Study/Strategy (Project B3) Public Domain Plans (Project B4) Heritage Review (Project B5) Local Strategic Planning Statement (Project C1) LEP Review (Project C2) DCP Review (Project C3) Development Contribution Plan Review (Project C4) <p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> Community & Open Space Needs Study (Project B1) Open Space Study/Strategy (Project B2)

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>16. Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.</p> <p>17. Prepare local or district housing strategies that address the following:</p> <ul style="list-style-type: none"> a. the delivery of five-year housing supply targets for each local government area b. the delivery of 6–10 year (when agreed) housing supply targets for each local government area c. capacity to contribute to the longer term 20-year strategic housing target for the District d. the housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include: <ul style="list-style-type: none"> i. creating capacity for more housing in the right locations ii. Supporting planning and delivery of growth areas and planned precincts as relevant to each local government area iii. Supporting investigation of opportunities for alignment with investment in regional and district infrastructure iv. Supporting the role of centres. 	<p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> o Community & Open Space Needs Study (Project B1)
<p>W5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport</p>	<p>Objective 10 – Greater housing supply.</p> <p>Objective 11 – Housing is more diverse and affordable.</p>	<p>18. Prepare Affordable Rental Housing Target Schemes following development of implementation arrangements.</p>	<p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> o Local Housing Strategy (Project A1) o Urban Investigation Areas (Project A2)
<p>W6 – Creating and renewing great places and local centres, and respecting the</p>	<p>Objective 12 – Great places that bring people together.</p> <p>Objective 13 –</p>	<p>19. Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:</p> <ul style="list-style-type: none"> a. prioritising a people-friendly public realm and open spaces as a central organising design principle 	<p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> o Urban Design Studies (Project A3) o Community & Open Space Needs Study (Project B1) o Open Space Study/Strategy (Project B2) o Public Domain Plans (Project B4)

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
District's heritage	Environmental heritage is identified, conserved and enhanced.	<p>b. recognising and balancing the dual function of streets as places for people and movement</p> <p>c. providing fine grain urban form, diverse land use mix, high amenity and walkability, in and within a 10-minute walk of centres</p> <p>d. integrating social infrastructure to support social connections and provide a community hub</p> <p>e. recognising and celebrating the character of a place and its people.</p> <p>20. In Collaboration Areas, Planned Precincts, Growth Areas and planning for centres:</p> <p>a. investigate opportunities for precinct-based provision of adaptable car parking and infrastructure in lieu of private provision of car parking</p> <p>b. ensure parking availability takes into account the level of access by public transport</p> <p>c. consider the capacity for places to change and evolve, and accommodate diverse activities over time</p> <p>d. incorporate facilities to encourage the use of car sharing, electric and hybrid vehicles including charging stations.</p> <p>21. Identify, conserve and enhance environmental heritage by:</p> <p>a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place</p> <p>b. applying adaptive re-use and interpreting of heritage to foster distinctive local places</p> <p>c. managing and monitoring the cumulative impact of development on the heritage values and character of places.</p>	<p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> Urban Design Studies (Project A3) Transport Study/Strategy (Project B3) Public Domain Plans (Project B4) <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Heritage Review (Project B5)

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>22. Use place-based planning to support the role of centres as a focus for connected neighbourhoods</p> <p>23. Use flexible and innovative approaches to revitalise high streets in decline.</p>	<p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> Urban Design Studies (Project A3) Community & Open Space Needs Study (Project B1) Public Domain Plans (Project B4) <p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> Urban Design Studies (Project A3) Business Lands Review (Project A4(ii)) Public Domain Plans (Project B4)
Productivity			
<p>W7 – Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City</p> <p>Objective 14 – A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities.</p> <p>Objective 15 – The Eastern, GOP and Western Economic Corridors are better connected and more competitive.</p> <p>Objective 16 – Freight and logistics network is competitive and efficient.</p> <p>Objective 17 – Regional connectivity is enhanced.</p>		<p>24. Integrate land use and transport plans to deliver the 30-minute city.</p> <p>25. Investigate, plan and protect future transport and infrastructure corridors.</p> <p>26. Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network.</p> <p>27. Prioritise transport investments that enhance access to the economic corridors and between centres within the corridors.</p> <p>28. Manage the interfaces of industrial areas, trade gateways and intermodal facilities by:</p> <ul style="list-style-type: none"> Land use activities Transport operations 	<p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Local Housing Strategy (Project A1) Transport Study/Strategy (Project B3) Local Strategic Planning Statement (Project C1) <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Transport Study/Strategy (Project B3) Local Strategic Planning Statement (Project C1) <p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> Business Lands Review (Project A4(ii)) Transport Study/Strategy (Project B3) Local Strategic Planning Statement (Project C1) <p>Action outside scope of Fairfield LEP Review project.</p> <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Transport Study/Strategy (Project B3)

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>29. Optimise the efficiency and effectiveness of the freight handling and logistics network.</p> <p>30. Investigate and plan for the land use implications of potential long-term regional transport connections.</p> <p>31. Plan for urban development, new centres and employment uses that are integrated with, and optimise opportunities of, the public value and use of the potential North South Rail Link.</p> <p>32. Protect transport corridors as appropriate, including the Western Sydney Freight Line and the Outer Sydney Orbital.</p> <p>33. Create landscaped boulevards along new and major transport corridor upgrades as appropriate to the existing environment.</p> <p>34. Prioritise the planning and delivery of east-west and north-south roads to facilitate access to the strategic centres (including Badgally Road transport corridor to Campbelltown, Spring Farm Parkway and The Horsley Drive) and improve walking and safe cycling connections nearby.</p> <p>35. Protect and support agricultural production and mineral resources (in particular, construction materials) by preventing inappropriately dispersed urban activities in rural areas.</p>	<p>Action outside scope of Fairfield LEP Review project.</p> <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Transport Study/Strategy (Project B3) <p>Action relevant to the LEP provisions.</p> <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Local Housing Strategy (Project A1) Urban Investigation Areas (Project A2) Transport Study/Strategy (Project B3) <p>Action outside scope of Fairfield LEP Review project.</p>
<p>W8 – Leveraging industry opportunities from the Western Sydney Airport and</p>	<p>Objective 20 – Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for</p>		<p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> Urban Investigation Areas (Project A2)

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
Badgerys Creek Aerotropolis	Western Parkland City. Objective 24 – Economic sectors are targeted for success.	<p>36. Provide a regulatory environment that enables economic opportunities created by changing technologies.</p> <p>37. Consider the barriers to the growth of internationally competitive trade sectors, including engaging with industry and assessing regulatory barriers.</p> <p>38. Create capacity for tourist accommodation in appropriate locations through local environmental plans.</p> <p>39. When preparing plans for tourism and visitation, consider</p> <ul style="list-style-type: none"> a. encouraging the development of a range of well-designed and located facilities b. enhancing the amenity, vibrancy and safety of centres and township precincts c. supporting the development of places for artistic and cultural activities d. improving public facilities and access e. protecting heritage and biodiversity to enhance cultural and eco-tourism f. supporting appropriate growth of the night-time economy g. developing industry skills critical to growing the visitor economy <p>40. Consider opportunities to implement place-based initiatives to attract more visitors, improve visitor experiences and ensure connections to transport at key tourist attractions.</p>	<p>Action outside scope of Fairfield LEP Review project.</p> <p>Action outside scope of Fairfield LEP Review project.</p> <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> o LEP Review (Project C2) <p>Action outside scope of Fairfield LEP Review project.</p> <p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> o Urban Investigation Areas (Project A2) o Business Lands Review (Project A4(ii)) o Public Domain Plans (Project B4)

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
W9 – Growing and strengthening the metropolitan cluster	<p>Objective 20 – Western Sydney Airport and Badgerys Creek Aerotropolis are economic catalysts for Western Parkland City.</p> <p>Objective 21 – Internationally competitive health, education, research and innovation precincts.</p> <p>Objective 22 – Investment and business activity in centres.</p>	<p>41. Consider opportunities to enhance the tourist and visitor economy in the District, including a coordinated approach to tourism activities, events and accommodation.</p> <p>42. In addition to the Collaboration Area process outlined above, carry out the following:</p> <ul style="list-style-type: none"> a. protect and develop the commercial core b. improve and coordinate transport and other infrastructure to support jobs growth c. develop smart jobs around the health and education precinct d. build on the centre's administrative and civic role e. improve public domain including tree-lined, comfortable open spaces and outdoor dining f. improve connectivity and links to the Georges River and prioritise pedestrian, cycle and public transport facilities g. encourage a vibrant mix of uses, new lifestyle and entertainment uses to activate streets and grow the night-time economy h. capitalise on the Western Sydney Airport and Western Sydney City Deal initiatives. 	<p>Action outside scope of Fairfield LEP Review project.</p> <p>Action not relevant to Fairfield City.</p>

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>43. In addition to the Collaboration Area process outlined on the previous page, carry out the following:</p> <ul style="list-style-type: none"> a. support the transformation of the City Centre to grow to its ultimate potential b. support and enhance a viable commercial core c. reinforce, capitalise and support the expansion of the Penrith health and education precinct d. facilitate the attraction of a range of uses that contribute to an active and vibrant City Centre e. facilitate opportunities for a diverse economy that delivers jobs of the future, strong employment sectors and improves access to education and training f. capitalise on opportunities associated with the Western Sydney Airport including Western Sydney City Deal initiatives g. encourage new lifestyle, tourist and cultural uses to activate streets and grow the tourism and night-time economies h. activate primary and secondary streets and deliver contemporary urban public spaces i. improve transport connectivity, walkability and safe cycling connections within and to the Penrith City Centre j. connect and activate the Nepean River as a focal point and a destination k. promote urban living by improving amenity within the City Centre and activating public spaces l. support and demonstrate innovation. 	Action not relevant to Fairfield City.
<p>W10 – Maximising freight and logistics opportunities and managing industrial and urban services land</p>	<p>Objective 16 – Freight and logistics network is competitive and Efficient.</p> <p>Objective 23 – Industrial and urban services land is planned, retained and</p>	<p>51. Retain and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 19) by safeguarding all industrial zoned land from conversion to residential development, including conversion to mixed use zones. In updating local environmental plans, councils are to</p>	Action not relevant to Fairfield City.

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
	managed.	conduct a strategic review of industrial land.	
		<p>52. Review and manage industrial and urban service land, in line with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 19) by undertaking a review of all industrial land to confirm their retention or transition to higher order uses (such as business parks) and prepare appropriate controls to maximise business and employment outcomes, considering the changing nature of industries in the area.</p>	Action relevant to the LEP provisions.
		<p>53. Plan and manage industrial and urban service land in line, with the principles for managing industrial and urban services land, in the identified local government areas (refer to Figure 19) by creating additional industrial and urban services land where required in land release areas to service the growing population. In updating planning for release areas, relevant agencies are to conduct a strategic review of industrial land.</p>	Action not relevant to Fairfield City.
		<p>54. Consider office development in industrial zones where it does not compromise industrial or urban services activities.</p>	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: <ul style="list-style-type: none"> Business Lands Review (Project A4(ii))
		<p>55. Facilitate the contemporary adaptation of industrial and warehouse buildings through increased floor to ceiling heights.</p>	Action relevant to the LEP provisions

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
W11 – Growing investment, business opportunities and jobs in strategic centres	Objective 22 – Investment and business activity in centres.	<p>56. Provide access to jobs, goods and services in centres by:</p> <ul style="list-style-type: none"> a. attracting significant investment and business activity in strategic centres to provide jobs growth b. diversifying the range of activities in all centres c. creating vibrant, safe places and a quality public realm d. focusing on a human-scale public realm and locally accessible open space e. balancing the efficient movement of people and goods with supporting the liveability of places on the road network f. improving the walkability within and to centres g. completing and improving a safe and connected cycling network to and within centres h. improving public transport services to all strategic centres i. conserving and interpreting heritage significance j. designing parking that can be adapted to future uses k. providing for a diverse and vibrant night-time economy in a way that responds to potential negative impacts l. creating the conditions for residential development within strategic centres and within walking distance (up to 10 minutes), but not at the expense of the attraction and growth of jobs, retailing and services; where appropriate, strategic centres should define commercial cores informed by an assessment of their need. 	<p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> o Local Housing Strategy (Project A1) o Urban Investigation Areas (Project A2) o Urban Design Studies (Project A3) o Business Lands Review (Project A4(ii)) o Community & Open Space Needs Study (Project B1) o Transport Study/Strategy (Project B3) o Heritage Review (Project B5)
		<p>57. Create new centres in line with the principles for Greater Sydney's centres.</p>	<p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> o Local Housing Strategy (Project A1) o Urban Design Studies (Project A3) o Business Lands Review (Project A4(ii))

Fairfield City LEP Review "Health Check"



WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>58. Prioritise strategic land use and infrastructure plans for growing centres, particularly those with capacity for additional retail floor space.</p> <p>59. Encourage opportunities for new smart work hubs.</p> <p>60. Review current planning controls and create capacity to achieve the job targets for the District's strategic centres.</p> <p>61. Strengthen Fairfield through approaches that:</p> <ul style="list-style-type: none"> a. investigate opportunities for feasible redevelopment and increased density close to the Fairfield Transport Interchange. b. enhance the public realm and encourage new connected civic plazas and public open spaces, including better walking and cycling links to nearby Fairfield Park and Prospect Creek corridor c. build on the emerging concentration of multicultural support services and support the current business and legal sector. d. increase the liveability of the centre by activating the public realm, including developing the vision for an 'eat street' and growing the night-time economy. e. facilitate the attraction of office/commercial floor space and allow for innovation including smart work hubs. f. improve east-west connectivity within Fairfield City Centre from surrounding suburbs prioritising pedestrian, cycle and public transport facilities. g. encourage car sharing and carpooling opportunities. 	<p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> o Business Lands Review (Project A4(ii)) <p>Action relevant to LEP Review associated studies:</p> <ul style="list-style-type: none"> o Business Lands Review (Project A4(ii)) <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> o Business Lands Review (Project A4(ii)) <p>Action relevant to the LEP provisions to be considered in the following LEP Review Project reports:</p> <ul style="list-style-type: none"> o Local Housing Strategy (Project A1) o Urban Design Studies (Project A3) o Business Lands Review (Project A4(ii)) o Community & Open Space Needs Study (Project B1) o Transport Study/Strategy (Project B3) o Public Domain Plans (Project B4)
Sustainability			

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
W12 – Protecting and improving the health and enjoyment of the District's waterways	Objective 25 – The coast and waterways are protected and healthier.	67. Protect environmentally sensitive areas of waterways.	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: <ul style="list-style-type: none"> Open Space Study/Strategy (Project B2) Biodiversity Strategy (Project B6)
		68. Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water-based transport	Action relevant to LEP Review associated studies: <ul style="list-style-type: none"> Open Space Study/Strategy (Project B2)
		69. Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes.	Action relevant to LEP Review associated studies: <ul style="list-style-type: none"> Open Space Study/Strategy (Project B2) Biodiversity Strategy (Project B6)
		70. Work towards reinstating more natural conditions in highly modified urban waterways.	Action relevant to LEP Review associated studies: <ul style="list-style-type: none"> Urban Investigation Areas (Project A2)
W13 – Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element	Objective 26 – A cool and green parkland city in the South Creek corridor.	71. Implement the South Creek Corridor Project and use the design principles for South Creek to deliver a cool and green Western Parkland City	Action relevant to LEP Review associated studies: <ul style="list-style-type: none"> Urban Investigation Areas (Project A2)
W14 – Protecting and enhancing bushland and biodiversity	Objective 27 – Biodiversity is protected urban bushland and remnant vegetation is enhanced.	72. Protect and enhance biodiversity by <ul style="list-style-type: none"> a. supporting landscape-scale biodiversity conservation and the restoration of bushland corridors b. managing urban bushland and remnant vegetation as green infrastructure c. managing urban development and urban bushland to reduce edge-effect impacts. 	Action relevant to LEP Review associated studies: <ul style="list-style-type: none"> Urban Investigation Areas (Project A2) Open Space Study/Strategy (Project B2)
W15 – Increasing urban tree canopy	Objective 30 – Urban tree canopy cover is	73. Expand urban tree canopy in the public realm.	Action relevant to LEP Review associated studies: <ul style="list-style-type: none"> Open Space Study/Strategy (Project B2)

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
cover and delivering Green Grid connections	increased. Objective 32 – The Green Grid links parks, open spaces, bushland and walking and cycling paths.	74. Progressively refine the detailed design and delivery of: a. Greater Sydney Green Grid priority corridors and projects important to the District b. opportunities for connections that form the long-term vision of the network c. walking and cycling links for transport as well as leisure and recreational trips. 75. Create Greater Sydney Green Grid connections to the Western Sydney Parklands.	Action relevant to LEP Review associated studies: o Urban Investigation Areas (Project A2) o Open Space Study/Strategy (Project B2)
W16 – Protecting and enhancing scenic and cultural landscapes	Objective 28 – Scenic and cultural landscapes are protected	76. Identify and protect ridgelines, scenic and cultural landscapes, specifically the Scenic Hills, Mulgoa Valley and the escarpments of the Blue Mountains. 77. Enhance and protect views of scenic and cultural landscapes from the public realm.	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: Urban Investigation Areas (Project A2) Heritage Review (Project B5) Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: o Urban Investigation Areas (Project A2) o Heritage Review (Project B5)
W17 – Better managing rural areas	Objective 29 – Environmental, social and economic values in rural areas are protected and enhanced	78. Maintain or enhance the values of the Metropolitan Rural Area using place-based planning to deliver targeted environmental, social and economic outcomes. 79. Limit urban development to within the Urban Area, except for the investigation areas at Horsley Park, Orchard Hills, and east of The Northern Road, Luddenham.	Action relevant to LEP Review associated studies: o Urban Investigation Areas (Project A2) Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: o Urban Investigation Areas (Project A2)
W18 – Delivering high quality open space	Objective 31 – Public open space is accessible, protected and enhanced	80. Maximise the use of existing open space and protect, enhance and expand public open space by: a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: o Local Housing Strategy (Project A1) o Urban Investigation Areas (Project A2)

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
		<p>respond to the needs and values of communities as populations grow</p> <p>b. investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space.</p> <p>c. requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved</p> <p>d. planning new neighbourhoods with a sufficient quantity and quality of new open space</p> <p>e. delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses</p> <p>f. delivering or complementing the Greater Sydney Green Grid</p> <p>g. providing walking and cycling links for transport as well as leisure and recreational trips.</p>	<ul style="list-style-type: none"> o Urban Design Studies (Project A3) o Open Space Study/Strategy (Project B2) o Transport Study/Strategy (Project B3)
W19 – Reducing carbon emissions and managing energy, water and waste efficiently	<p>Objective 33 – A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change.</p> <p>Objective 34 – Energy and water flows are captured, used and re-used.</p> <p>Objective 35 – More</p>	<p>81. Support initiatives that contribute to the aspirational objective of achieving net-zero emissions by 2050, especially through the establishment of low-carbon precincts in Growth Areas, Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.</p> <p>82. Support precinct-based initiatives to increase renewable energy generation and energy and water efficiency, especially in Growth Areas, Planned Precincts, Collaboration Areas, State Significant Precincts and Urban Transformation projects.</p>	<p>Action not relevant to Fairfield City.</p> <p>Action not relevant to Fairfield City.</p>

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
	waste is re-used and recycled to support the development of a circular economy.	83. Protect existing and identify new locations for waste recycling and management.	Action relevant to LEP Review associated studies: o Business Lands Review (Project A4(ii))
		84. Support innovative solutions to reduce the volume of waste and reduce waste transport requirements.	Action outside scope of Fairfield LEP Review project.
		85. Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in total floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.	Action relevant to LEP Review associated studies
		86. Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low-carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Growth Areas, Planned Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in total floor area greater than 100,000 square metres.	Action relevant to LEP Review associated studies.
W20 – Adapting to the impacts of urban and natural hazards and climate change	Objective 36 – People and places adapt to climate change and future shocks and stresses.	87. Support initiatives that respond to the impacts of climate change.	Action relevant to LEP Review associated studies.
	Objective 37 – Exposure to natural and	88. Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: o Local Housing Strategy (Project A1) o Urban Investigation Areas (Project A2)

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WESTERN CITY DISTRICT PLAN			
Planning Priorities	Objectives	Actions	Fairfield LEP Review Project – Relevant Actions
	urban hazards is reduced.	89. Mitigate the urban heat island effect and reduce vulnerability to extreme heat.	Action relevant to LEP Review associated studies.
	Objective 38 – Heatwaves and extreme heat are managed.	90. Respond to the direction for managing flood risk in the Hawkesbury-Nepean Valley as set out in Resilient Valley, Resilient Communities – Hawkesbury-Nepean Valley Flood Risk Management Strategy.	Action not relevant to Fairfield City.
Implementation			
W21 – Preparing local strategic planning statements informed by local strategic planning	Objective 39 – A collaborative approach to city planning.	91. The Greater Sydney Commission will require a local environmental plan review to include: a. an assessment of the local environment plan against the district plan Planning Priorities and Actions b. local context analysis c. an overview and program for the local strategic planning required to inform the preparation of a local strategic planning statement that will inform updates to the local environmental plan.	Action relevant to the LEP provisions to be considered in the following LEP Review Project reports: o Local Housing Strategy (Project A1) o Urban Investigation Areas (Project A2) o Urban Design Studies (Project A3) o Business Lands Review (Project A4(ii)) o Community & Open Space Needs Study (Project B1) o Open Space Study/Strategy (Project B2) o Biodiversity Strategy (Project B6) o Transport Study/Strategy (Project B3) o Public Domain Plans (Project B4) o Heritage Review (Project B5) o Local Strategic Planning Statement (Project C1) o LEP Review (Project C2) o DCP Review (Project C3) o Development Contribution Plan Review (Project C4)
W22 – Monitoring and reporting on the delivery of the plan	Objective 40 – Plans refined by monitoring and reporting	92. Develop performance indicators in consultation with state agencies and councils that ensure the 10 Directions to inform inter-agency, State and local government decision-making.	Action relevant to LEP Review associated studies: o Development Monitoring (Project C5)

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Appendix 2

LEP Review Project – Draft Project Plan Timeline

(provided separately)

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