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Mr Edward Saulig
Strategic Land Use Planner
Fairfield City Council
86 Avoca Road
WAKELEY NSW 2176

Dear Mr Saulig

RE: Planning proposal to rezone land within Fairfield, Fairfield Heights, Fairfield East and Villawood Precincts with associated rezoning of residential land to public recreation land in Fairfield East.

Thank you for your letter dated 29 February 2016 regarding the above planning proposal, requesting comments from the Heritage Council. The documentation provided with your letter has been reviewed, and as the delegate of the Heritage Council of NSW I would like to make the following comments:

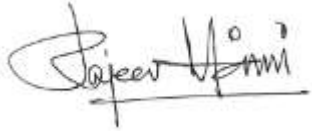
The proposal involves the following:

- Rezone land from Zone R3 Medium Density Residential to Zone R4 High Density Residential in Fairfield;
- Rezone land from Zone R2 Low Density Residential to Zone R3 Medium Density Residential in Fairfield Heights
- Rezone land from Zone R2 Low Density Residential to Zone R3 Medium Density Residential and from Zone R3 Medium Density Residential to Zone R4 High Density Residential in Fairfield East;
- Rezone land from Zone R3 Medium Density Residential to Zone R4 High Density Residential in Villawood;
- Rezoning of Council owned land at 2-10 Jacaranda Court, Fairfield East (Lot 10, DP1025300) from Zone R2 Low Density Residential to Zone RE1 Public Recreation; and
- Amend Floor Space Ratio, Building Height, Lot Size and Lot Size for Dual Occupancy Development Maps where applicable.

The planning proposal to rezone land as outlined above and the likely built form as a result of the rezoning has the ability to create expectations amongst the owners of heritage items located within the revised zones for additional development potential. This has a capacity to encourage such owners to propose demolition or substantial alterations to the Heritage items. It is considered that adequate provisions should be made within the planning proposal to avoid creation of such expectations without any constraints around future development potential. This may be done through additional incentive provisions or other provisions that clarify future development potential for heritage items or in the vicinity of heritage items.

If you have any further enquiries regarding this matter, please contact Bronwyn Smith, Heritage Planning Officer, Heritage Division, Office of Environment and Heritage, on (02) 9873 8604 or via email to bronwyn.smith@environment.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rajeev Maini', with a horizontal line drawn underneath the name.

Rajeev Maini
Acting Manager Conservation
Heritage Division, Office of Environment & Heritage
As Delegate of the NSW Heritage Council
21 March 2016