

03 July 2017

Catherine Van Laeren
Director – Sydney West Region
Planning Services
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Van Laeren

**PLANNING PROPOSAL IN RESPECT OF FAIRFILED LEP 2013 –
HOUSEKEEPING AMENDMENTS NO.2 (2017) – REQUEST FOR GATEWAY
DETERMINATION**

Council at its meeting of 27 June 2017 resolved to forward the above Planning Proposal to the Minister for Planning, under Section 56 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is to improve consistency of the *Fairfield Local Environmental Plan 2013 (FLEP 2013)* provisions, reduce procedural complexity and ensure that the original intent of the *FLEP 2013* provisions are facilitated.

The Planning Proposal seeks the following:

1. Amend *Fairfield Local Environmental Plan (FLEP) 2013* as follows:

- 1.1. Bonnyrigg, 37 and 51 Bonnyrigg Avenue (Lot 438 SP701592 and Lot 0 SP92595) by allowing 'Business Premises' as additional permitted uses to the ground floor of the subject sites.
- 1.2. Fairfield West, 84 Tasman Parade (Lot 0 SP87321) by:
 - 1.2.1. Amending the Land Zoning Map to show the subject site as Zone R4 High Density Residential
 - 1.2.2. Removing the development standards shown on the Lot Size Map and Lot Size for Dual Occupancy Development Map,
 - 1.2.3. Amending the HOB map for the subject site,

- 1.2.4. Amending the Floor Space Ratio Map by applying the development standard of 2:1 to reflect the existing development,
- 1.2.5. Inserting 'Office Premises' as an additional permitted use.
- 1.3. Prairiewood, 512 to 516, 518, and 520 Smithfield Road and 2 Myrtle Road by amending the Lot Size Map to remove the development standard applying to the subject sites which is consistent with Zone R3 Medium Density Development.
- 1.4. Principal Development Standard – To apply minimum subdivision lot size for community title schemes across the entirety of Fairfield LGA by inserting Clause 4.1AA minimum subdivision lot size for community title schemes. Subdivision lot sizes will reflect existing lot sizes within the relevant zoning.
- 1.5. Smithfield, 302A The Boulevard (Lot 1 DP 35591) by:
 - 1.5.1. Amending the Height of Building Map to apply a development standard of nine (9) metres;
 - 1.5.2. Amending the Floor Space Ratio Map to apply development standards of 0.45:1.
- 1.6. Wetherill Park, 4 Kellaway Place (Lot 11 DP 847242) by amending the Key Sites Map to make reference to sex services as an additional permitted use.
- 1.7. Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281) by amending the Key Sites Map to make reference to the subject site as referred to in Clause 17A of Schedule 1 of the *FLEP 2013*.
- 1.8. Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962) by:
 - 1.8.1 Amending the Lot Size Map to apply a development standard of 450m².
 - 1.8.2 Amending the Lot Size for Dual Occupancy Map to apply a development standard of 900m² to the subject site.
- 1.9. B1 Neighbourhood Centre zones by amending the Height of Buildings Map to apply a development standard of 9 metres for sites currently less than 9 metres to create consistency with surrounding height of building development standard in Zone R2 Low Density Residential and R3 Medium Density Residential.
- 1.10. Fairfield Showground by amending the current Heritage Map applying to the site to remove the existing timber grandstand as a heritage listed item.

To enable the Department's consideration of this matter and the issuing of a Gateway Determination, the following information is submitted:

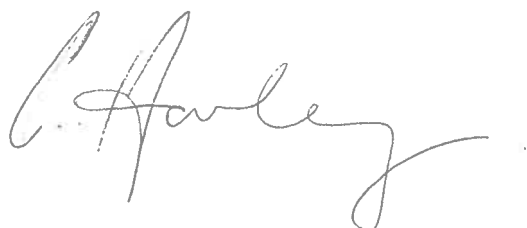
1. Planning Proposal
2. Council Officer's report and Council resolution
3. Proposed amendments to Fairfield LEP 2013 maps
4. Evaluation Criteria for the Delegation of Plan Making Functions.
5. Heritage Assessment by Ecological Australia – Fairfield Showground dated March 2017.

As the Minister has delegated plan making powers to Council in October 2012, it is requested that DP&E issue authority to Council to exercise delegation to make this plan.

Should you require any additional information in respect of this matter, please do not hesitate to contact Patrick Warren on 9725 0215.

| Yours sincerely

CLARE HARLEY
MANAGER STRATEGIC PLANNING AND CATCHMENT

A handwritten signature in black ink, appearing to read 'Clare Harley', with a stylized flourish at the end.