

In reply please quote 20/03083

26 August 2020

Adrian Hohenzollern
Director – Sydney West Region
Planning Services
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Hohenzollern,

**PLANNING PROPOSAL IN RESPECT OF 16 KAMIRA AVENUE, VILLAWOOD –
SEEKING TO REZONE THE SITE FROM RE1 PUBLIC RECREATION TO R4 HIGH
DENSITY RESIDENTIAL – REQUEST FOR GATEWAY DETERMINATION**

Council at its meeting of 11 August 2020 resolved to forward the above Planning Proposal to the Minister for Planning, under Section 3.34 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is to facilitate a larger open space parcel and an orderly development of the Town Centre as proposed in the Villawood Urban Design Study and Villawood Development Control Plan.

The intended outcome of this planning proposal is to amend the Fairfield Local Environmental Plan 2013 by:

- rezone the site from RE1 Public Recreation to R4 High Density Residential;
- amend the height of building map from no development standard to 27 metres;
- amend the floor space ratio map from no development standard to 2.5:1.

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

1. Planning Proposal (as considered by Council);
2. Council Officer's report and Council resolution dated 11 August 2020; and
3. Proposed amendments to Fairfield LEP 2013 maps.

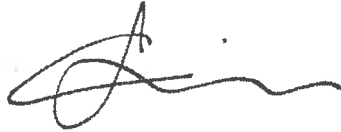
It is also noted that Council has not sought delegation for this planning proposal given Council owns the subject land.

Doc ID A4055551

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Should you require any additional information in respect of this matter, please do not hesitate to contact Amanda Seraglio on 9725 0228.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Shinn', with a stylized, flowing script.

Chris Shinn

COORDINATOR STRATEGIC PLANNING