

In reply please quote 18/05059

8 May 2018

Ann-Maree Carruthers
Director – Sydney West Region
Planning Services
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Carruthers

**PLANNING PROPOSAL IN RESPECT OF FAIRFIELD HEIGHTS TOWN CENTRE
DEVELOPMENT STANDARDS REQUEST FOR GATEWAY DETERMINATION**

Council at its meeting of 18 April 2018 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 implement the recently adopted Urban Design Study for Fairfield Heights Town Centre and to:

- Facilitate urban renewal of the Fairfield Heights Town Centre
- Revitalise and provide an economic boost to the town centre
- Provide for increased heights to achieve greater residential densities
- Provide for greater residential densities in close proximity to services and transport
- Increase housing choice and mix within Fairfield Heights
- Provide minimum sites areas to ensure lots are consolidated to achieve the maximum built form and density in an orderly manner.

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

- Amending the Fairfield Land Environmental Plan 2013, Heights of Buildings map from 9m to a range between 14m – 20m for the sites within the B2 Local Centre zoned land at Fairfield Heights Town Centre;
- Introduce a Design Excellence clause within the FLEP 2013 to allow for further 6.5m Height of Building subject to satisfying design excellence principles for selected gateway sites to develop up to 8 storeys within the Town Centre; and
- Amend the Town Centre Precinct, Minimum Site Area map for certain sites within the Fairfield Heights Town Centre to ensure both design excellence and car parking requirements are met.

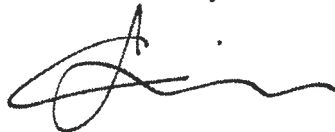
To enable the Department's consideration of this matter and the issuing of a Gateway Determination, the following information is submitted:

1. Planning Proposal (as considered by Council);
2. Council Officer's report and Council resolution dated 18 April 2018;
3. Proposed amendments to Fairfield LEP 2013 maps included within the report;
and
4. Evaluation Criteria for the Delegation of Plan Making Functions.

As the Minister has delegated plan making powers to Council in October 2012, it is requested that Department 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 Chris Shinn on 9725 0804.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Shinn', with a stylized flourish at the end.

CHRIS SHINN
CO-ORDINATOR - STRATEGIC LAND USE PLANNING