

In reply please quote 16/18077

22 October 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 CABRAMATTA TOWN CENTRE EAST
– REQUEST FOR GATEWAY DETERMINATION**

Council is in receipt of a Planning Proposal application for a large precinct of land located on the eastern side of Cabramatta Railway Station bounded by Fisher Street, Broomfield Street and Cabramatta Road East, Cabramatta. The precinct consists of 22 privately owned lots, plus an area of public laneway currently owned by Council, and has a total site area of 12,847 square metres.

The Planning Proposal sought to amend the following provisions of Fairfield Local Environmental Plan (LEP) 2013:

- Height of Buildings map (increase allowable building height from 14 metres to a maximum of 66 metres);
- Floor Space Ratio map (increase the allowable FSR from 2.5:1 to a maximum of 4.8:1);
- Minimum Site Area - Town Centre Precinct map (apply four minimum site area requirements across the site based on a proposed staging plan); and
- Create an Additional Local Clause 7.9 – Cabramatta - Area E and identify this area accordingly on the Town Centre Precinct Map.

The amendments proposed to Fairfield LEP 2013 were aimed at facilitating the future redevelopment of the precinct for a mix of commercial and residential apartments (up to 19 storeys with basement car parking), overhead pedestrian bridge linking the site to Cabramatta station, activated street frontages and open air public market space to activate the commercial area east of the railway line.

In accordance with the recently released Ministerial Local Planning Panels Direction, Council referred the matter to the Fairfield Local Planning Panel (FLPP) for consideration at its meeting of 30 August 2018. The Panel resolved to support the proposal and forward the matter to the NSW DP&E for the purposes of a Gateway Determination.

Council at its meeting of 25 September 2018 formally considered the Planning Proposal application, supporting information and minutes of the FLPP meeting of 18 August 2018. Council resolved as follows:

1. *Council endorse the Planning Proposal (Attachment A of the report) to amend the building height, floor space ratio and minimum site area provisions under Fairfield Local Environmental Plan (LEP) 2013 for certain land bounded by Fisher Street, Broomfield Street and Cabramatta Road East, Cabramatta **but that the proposed 16 and 19 storey buildings on the site be amended to a maximum of 15 storeys.***
2. *Council inform the NSW Department of Planning and Environment (DP&E) that it wishes to commence the Gateway process to amend Fairfield LEP 2013.*
3. *Council receive a further report detailing a draft Site Specific Development Control plan (SSDCP) and draft Voluntary Planning Agreement (VPA) should the DP&E issue a Gateway Determination for the Proposal.*
4. *Council receive a further report on the Planning Proposal, draft SSDCP and draft VPA following the public exhibition to be carried out in accordance with the public consultation strategy outlined in this report and the relevant conditions of the Gateway Determination.*
5. *A further report to Council addressing options for the Fisher Street car park including the potential for a Council initiated planning proposal to increase the height limit for the car park to enable its future expansion.*

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

1. Council Officer's report and Council Resolution dated 25 September 2018 (including the original Planning Proposal and supporting information as considered by Council);
2. Planning Proposal document (as amended to reduce the maximum height of building provisions in accordance with Council's resolution of 25 September);

22 October 2018

3. Proposed amendments to Fairfield LEP 2013 maps (including reduced height limit as resolved by Council on 25 September 2018); and
4. Fairfield Local Planning Panel Meeting Minutes (August 2018).

Council is not seeking delegation from the Minister for finalisation of the plan as a portion of the land included within the planning proposal area is currently owned by Council.

Should you require any additional information in respect of this matter, please do not hesitate to contact Elizabeth Workman on 9725 0292 or Chris Shinn on 9725 0804.

Yours sincerely



Marcus Rowan
MANAGER STRATEGIC LAND USE PLANNING

Attachments:

1. Council Officers Report and Council Resolution (including original Planning Proposal as considered by Council);
2. Planning Proposal Document (as amended following Council resolution);
3. Proposed Fairfield LEP map amendments (as amended following Council resolution); and
4. Fairfield Local Planning Panel minutes (30 August 2018).