

In reply please quote Ref: 19/07052

2 October 2019

Eleanor Robertson  
Acting Director – Sydney West Region  
Planning Services  
NSW Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Robertson

**PLANNING PROPOSAL IN RESPECT OF 8-36 STATION STREET, FAIRFIELD –  
REQUEST FOR GATEWAY DETERMINATION**

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Council at its meeting of 30 September, 2019 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 enable the future redevelopment of the Fairfield Forum site located at 8-36 Station Street, Fairfield (being Lot 1031 DP 1049068) and facilitate its transformation into a modern and vibrant mixed use centre, supporting a range of residential, commercial, community and recreational uses.

The future re-development of the subject site is based on a master plan, which in summary seeks:

- A mixed use development comprising commercial premises and residential apartment buildings up to a maximum of 25 storeys;
- Provision of 7,900m<sup>2</sup> of open space, including a 4,000m<sup>2</sup> public park, a market square and new pedestrian links sleeved with commercial uses;
- Revitalisation of the existing retail offering of Fairfield Forum;
- Creation of a new road connection through the site, linking the northern portion of Ware Street with Station Street; and
- Provision of 2,919 car parking spaces across the site.

The site currently has a maximum allowable building height of 26 metres and a maximum allowable floor space ratio of 2.5:1. These are the only two controls proposed to be changed under the Planning Proposal.

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The Planning Proposal seeks to amend Fairfield Local Environmental Plan 2013 as follows:

1. Amend the Height of Buildings Map (Sheet 20) to identify the subject site as BB and increase the maximum allowable Height of Buildings from 26 metres to 82 metres; and
2. Amend the Floor Space Ratio Map (Sheet 20) to identify the subject site as W and increase the maximum allowable Floor Space Ratio from 2.5:1 to 3.5:1.

In accordance with the Ministerial Local Planning Panels Direction released in February 2018, Council referred the matter to the Fairfield Local Planning Panel for consideration at their meeting of 19 June 2019. The Panel identified a number of issues to be resolved prior to finalisation of the proposal, however recommended that the Planning Proposal be forwarded to the NSW Department of Planning, Infrastructure and Environment for the purposes of a Gateway Determination.

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

1. Planning Proposal (as considered by Council);
2. Council Officer's report and Council resolution dated 30 September, 2019;
3. Proposed amendments to Fairfield LEP 2013 maps;
4. Fairfield Local Planning Panels Meeting Minutes (19 June 2019); and
5. Evaluation Criteria for the Delegation of Plan Making Functions.

As the Minister has delegated plan making powers to Council in October 2012, in requesting the Gateway Determination, Council seeks to utilise the delegation for LEP Plan Making. The delegated functions will be undertaken by the Group Manager, City Strategic Planning who has been delegated these powers by Council and the City Manager under Section 377 of the Local Government Act 1993.

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

Yours sincerely



**Chris Shinn**

**CO-ORDINATOR - STRATEGIC LAND USE PLANNING**