

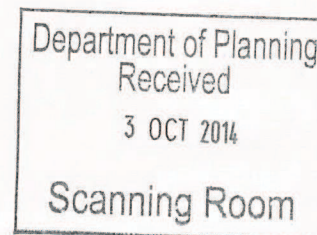


PCU56162

1 October 2014

In reply please quote 13/23539

Ms Rachel Cumming
Regional Director
NSW Department of Planning and Environment
Metropolitan Delivery Parramatta
GPO Box 39
SYDNEY NSW 2001



Dear Ms Cumming

DRAFT PLANNING PROPOSAL IN RESPECT OF 46 DERBY STREET, CANLEY HEIGHTS BEING LOT 108 DP 7225

Council at its meeting of 23 September 2014 resolved to forward the above Planning Proposal to the Minister for Planning and Environment, under Section 55 of the Environmental Planning & Assessment Act 1979.

The draft Planning Proposal seeks to amend Fairfield Local Environmental Plan (LEP) 2013 to:

1. Rezone No.46 Derby Street, Canley Heights from R4 High Density Residential to B2 Local Centre;
2. Remove the current Floor Space Ratio (FSR) restriction that applies to the site under Clause 4.4 Floor Space Ratio and associated map of Fairfield LEP 2013; and
3. Amend the current building height limit that applies to the site under Clause 4.3 Height of Buildings and associated map from 20 metres to 8 metres.

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

- Draft Planning Proposal;
- Council officer's report and Council resolution;
- Economic Impact Assessment (EIA) prepared by Macro Plan Dimasi; and
- EIA Peer Review undertaken by Norling Consulting.

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

1 October 2014

Should you require any additional information in respect of this matter, please do not hesitate to contact Edward Saulig on 9725 0229. Council looks forward to hearing from the Department in the near future.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Kevin Kuo', written over the closing 'Yours faithfully'.

Kevin Kuo

CO-ORDINATOR - STRATEGIC LAND USE PLANNING