

In reply please quote 16/02409

2 June 2016

Catherine Van Laeren
Regional Director – Metropolitan Region – (Parramatta)
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Derryn John

Dear Sir/Madam,

PLANNING PROPOSAL IN RESPECT TO 147 POLDING ST AND 1-3 BODALLA ST FAIRFIELD HEIGHTS – REQUEST FOR GATEWAY DETERMINATION

Council at its meeting of 24 May 2016 resolved to forward the above Planning Proposal to the Minister for Planning and Environment, under Section 56 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is to rezone land at 147 Polding St, 1-3 Bodalla St and adjoining lots within the block from R3 Medium Density Residential to R4 High Density Residential. The planning proposal also subsequently increases the Height of Building and Floor Space Ratio controls.

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

1. Rezone the subject site from R3 Medium Density Residential to R4 High Density Residential;
2. Increase the Height of Buildings control from 9m to 13.5m;
3. Increase the Floor Space Ratio control from 0.45:1 to 1.25:1; and
4. Include 'Fairfield Heights' as an exclusion to clause 4.4A (1) Exceptions to maximum floor space ratio in Zone R4, so as to enable a blanket FSR of 1.25:1 applies to the site.

To enable the Department's consideration of this matter and the issuing of a Gateway Determination to allow the Planning Proposal to be placed on public exhibition, the following information is submitted:

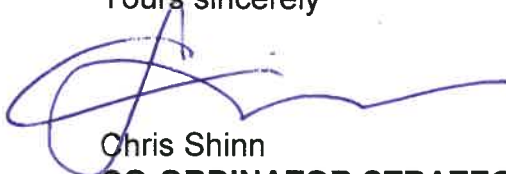
- Planning Proposal;
- Council officer's report and Council resolution;
- Proposed amendments to Fairfield LEP 2013 maps; and
- Evaluation Criteria for the Delegation of Plan Making Functions.

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As the Minister has delegated plan making powers to Council in October 2012, it is requested that the DP&E 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 Sunehla Bala on 9725 0850.

Yours sincerely



Chris Shinn

CO-ORDINATOR STRATEGIC PLANNING