

In reply please quote: 15/17504

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2 December 2015

Regional Director - Sydney West Region
NSW Department of Planning and Environment
Locked Bag 5020
PARRAMATTA NSW 2150



Dear Ms Cummings

**PLANNING PROPOSAL IN RESPECT OF NUMEROUS PROPERTIES LOCATED
ALONG ELIZABETH DRIVE, MT PRITCHARD – REQUEST FOR GATEWAY
DETERMINATION**

Council at its meeting of 24 November 2015 resolved to forward the above Planning Proposal to the Minister for Planning, under Section 56 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is to correct a cadastral drafting anomaly applying to Fairfield LEP 2013 which will consequently change the zoning applied to affected properties.

Properties affected by the Planning Proposal are currently wholly zoned R2 Low Density Residential as the property cadastre as currently drawn does not extend along the full length of affected properties and incorrectly omits privately owned land that is zoned SP2 Infrastructure for future road widening purposes.

The required change to the property boundaries on the cadastre layer will lead to these properties being part zoned R2 Low Density Residential and part zoned SP2 Infrastructure – Classified Road, as the amended property boundary will be extended into the identified road reserve along Elizabeth Drive, Mt Pritchard.

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

1. Correct the digital cadastre layer applying to Fairfield LEP 2013 Land Zoning Map (Sheets 12 and 13) as it relates to 26 identified properties located along Elizabeth Drive, Mt Pritchard to ensure that the cadastral property boundary for affected properties correctly includes land zoned SP2 Infrastructure that is required for future road widening purposes; and

2. Ensure that the land zoned SP2 Infrastructure on each of the 26 affected properties and identified for future acquisition by the NSW Roads and Maritime Services is identified on the Fairfield LEP 2013 Land Reservation Acquisition Map.

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

1. Planning Proposal
2. Council officer's report and Council resolution
3. Proposed amendments to Fairfield LEP 2013 maps
 - a) Incorrect property boundaries – Elizabeth Drive (Humphries Road to Meadows Road)
 - b) Incorrect property boundaries – Elizabeth Drive (Meadows Road to Reservoir Road)
 - c) Correct property boundaries – Elizabeth Drive (Humphries Road to Meadows Road)
 - d) Correct property boundaries – Elizabeth Drive (Meadows Road to Reservoir Road)
 - e) Current LRA Map – Elizabeth Drive (Humphries Road to Meadows Road)
 - f) Current LRA Map – Elizabeth Drive (Meadows Road to Reservoir Road)
 - g) Proposed LRA Map – Elizabeth Drive (Humphries Road to Meadows Road)
 - h) Proposed LRA Map – Elizabeth Drive (Meadows Road to Reservoir Road)
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 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 Edward Saulig on 9725 0229.

Yours sincerely



Andrew Mooney
CO-ORDINATOR STRATEGIC PLANNING