

In reply please quote: 12/04666

Contact: Nelson Mu on 9725 0313

5 June 2013

Mr Peter Goth
Regional Director – Sydney West Region
NSW Department of Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124

Dear Mr Goth,

PLANNING PROPOSAL – AMEND FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 TO PERMIT SECONDARY DWELLINGS IN RU2 – RURAL LANDSCAPE AND RU4 – PRIMARY PRODUCTION SMALL LOTS ZONES

I refer to the abovementioned matter and advise that Council, at its Ordinary Council meeting of 28 May 2013, endorsed the preparation of a planning proposal to allow secondary dwellings in the rural areas of the City of Fairfield and resolved, *inter-alia*, the following:

1. *Council endorse the draft Rural Lands - Secondary Dwellings Study (Attachment A) and Planning Proposal (Attachment B) to allow consideration of secondary dwellings as an additional form of residential accommodation in zones RU2 – Rural Landscape and RU4 – Primary Production Small Lots in Horsley Park and Cecil Park.*
2. *Council inform the Department of Planning and Infrastructure (DP&I) that pursuant to relevant provisions of the EP&A Act and associated Regulations, Council wishes to commence the Gateway Determination Process to amend the draft Fairfield Local Environmental Plan 2011 to allow secondary dwellings as use permissible with development consent in zones RU2 – Rural Landscape and RU4 – Primary Production Small Lots in Horsley Park and Cecil Park.*
3. *Subject to the DP&I issuing a gateway determination supporting the Planning Proposal, that the Planning Proposal and draft Study be publicly exhibited in accordance with the Consultation Strategy outlined in this report and the conditions outlined in the Gateway Determination.*

In accordance with the above, please find attached a copy of the Council report in respect to the Planning Proposal and Secondary Dwelling Study (**Attachment A**) seeking to allow secondary dwellings as an additional form of permitted residential accommodation in the RU2 – Rural Landscape and RU4 – Primary Production Small Lots zones.

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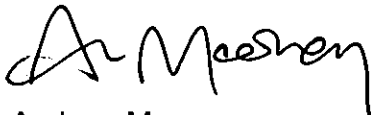
Also attached is a copy of the Council resolution to commence the preparation of the Planning Proposal.

As referred to under Part C (page 5) of the officer's report, the Study and Planning Proposal on Secondary dwellings have regard to previous advice provided by your office (dated 8 August 2012) regarding this matter.

The Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and is forwarded to the Department for a Gateway Determination under Section 56 of the Act.

Should you wish to discuss any details associated with this Planning Proposal please do not hesitate to contact Nelson Mu of Council's Strategic Land Use Planning Team on 9725 0313.

Yours faithfully



Andrew Mooney

Acting Manager Strategic Land Use Planning

Attachments:

- Minutes of Ordinary Council Meeting of 28 May 2013
- Officer's Report
- Secondary Dwellings Study – Horsley Park and Cecil Park
- Planning Proposal to allow secondary dwellings in rural zoned lands