

In reply please quote: 15/10982

Contact: Harumi Watanabe on 9725 0103

1 March 2016

Ms Catherine Van Laeren
Regional Director
NSW Department of Planning and Environment
Sydney West Region
GPO Box 39
SYDNEY NSW 2001

Attention: Amar Saini

Dear Ms Van Laeren

DRAFT PLANNING PROPOSAL IN RESPECT OF LAND AT 512-516, 518 & 520 SMITHFIELD ROAD, PRAIRIEWOOD AND 2 MYRTLE ROAD, PRAIRIEWOOD

Council at its meeting of 23 February 2016 resolved to forward the above Planning Proposal to the Minister for Planning, under Section 56 of the Environmental Planning & Assessment Act 1979.

The draft Planning Proposal seeks to amend Land Zoning Map Sheet LZN_011 of Fairfield LEP 2013 to rezone the following land from an R2 Low Density Residential zone to an R3 Medium Density Residential zone:-

- 512-516 Smithfield Road, Prairiewood (Lot 3 DP 310205);
- 518 Smithfield Road, Prairiewood (Lot 106 DP 778586);
- 520 Smithfield Road, Prairiewood (Lot 105 DP 778586); and
- Part of 2 Myrtle Road, Prairiewood (part Lot 2 DP 310205)

That part of 2 Myrtle Road, Prairiewood which is currently zoned SP2 Infrastructure and required for future road widening purposes will remain zoned SP2 Infrastructure and is not the subject of this Planning Proposal.

In addition to the rezoning of the above land, the following amendments to Fairfield LEP 2013 are also required to ensure consistency with all other R3 Medium Density Residential zoned land in the Fairfield LGA:-

1. Amend the Minimum Lot Size for Dual Occupancy Development Map– Sheet LSD_011 to remove the 900sqm minimum lot size over the subject sites; and
2. Amend the Minimum Lot Size Map – Sheet LSZ_011 to remove the existing 450m² minimum lot size requirement applying to the subject sites.

Council's resolution in relation to this matter did not specifically resolve to amend the Minimum Lot Size Map and Minimum Lot Size for Dual Occupancy Development Map in relation to the subject land. All existing R3 Medium Density Residential zoned land within the LGA does not have any minimum lot size requirements applying to the land. To ensure consistency with this existing practice, Council would like to amend

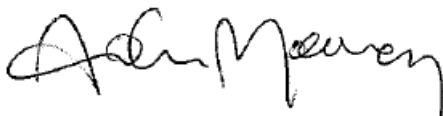
To enable the Department's consideration of this matter and the issuing of a Gateway Determination, the following information is submitted:

- Draft Planning Proposal;
- Council officer's report and Council resolution;
- Proposed amendments to Fairfield LEP 2013 maps.
- 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 Harumi Watanabe on 9725 0103. Council looks forward to hearing from the Department in the near future.

Yours sincerely



Andrew Mooney
CO-ORDINATOR STRATEGIC PLANNING