

In reply please quote 15/19275

01 August 2016

Catherine Van Laeren
Director – Sydney West Region
Planning Services
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Van Laeren

**PLANNING PROPOSAL IN RESPECT OF PROPOSED ADDITIONAL PERMITTED USES
AT 620 ELIZABETH DRIVE, BONNYRIGG HEIGHTS – REQUEST FOR GATEWAY
DETERMINATION**

Council at its meeting of 26 July 2016 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 amend Schedule 1 – Additional Permitted Uses of Fairfield Local Environmental Plan 2013 to permit with consent, development for the purpose of a service station and take-away food & drink premises at 620 Elizabeth Drive, Bonnyrigg Heights.

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

1. Insert after Item 24 of Schedule 1 - Additional Permitted Uses, the following:

25 Use of certain land at 620 Elizabeth Drive, Bonnyrigg Heights

1. This clause applies to land identified as “26” on the Key Sites Map.
2. Development for the purposes of a service station and take-away food and drink premises is permitted with development consent, but only if:
 - a. the combined gross floor area does not exceed 600m² (excluding petrol filling areas); and
 - b. there is to be no more than one restaurant or take away food and drink premises on the subject site at any one time.

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
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 the undersigned on 9725 0292.

Yours sincerely



Elizabeth Workman
SENIOR STRATEGIC LAND USE PLANNER