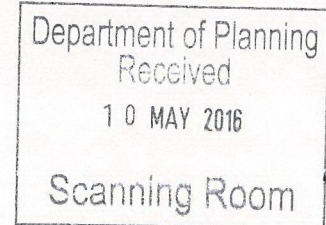


06 May 2016



In reply please quote: 15/12226

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



Dear Madam,

PLANNING PROPOSAL IN RESPECT TO BONNYRIGG DEFERRED MATTER – REQUEST FOR GATEWAY DETERMINATION

Further to Council's correspondence dated 29 March 2016, Council at its meeting of 26 April 2016 resolved to amend the above planning proposal under the Environmental Planning & Assessment Act 1979. As detailed in the previous letter, the overall intention of the planning proposal is to implement the NSW Standard LEP zoning provisions to that part of the Bonnyrigg Town Centre area currently identified as a 'Deferred Matter' under the Fairfield LEP 2013.

The amendment to the planning proposal relates to the inclusion of sections of 4 (four) privately owned and 1 (one) Council owned property onto the Fairfield LEP 2013 – Land Reservation Acquisition (LRA) Map as shown in Appendix A.9 of the attached amended planning proposal.

The relevant parcels adjoin the Deferred Matter and are currently zoned SP2 Infrastructure – Classified Road associated with the Liverpool to Parramatta Bus T-Way but were not included on the original Fairfield LEP 2013 LRA Map at the time of its gazettal. The attached planning proposal includes more detailed information regarding this matter and where required has been amended to address the inclusion of land on the LRA Map.

In summary the overall intention of the planning proposal is to amend Fairfield Local Environmental Plan 2013 as follows:

1. Remove mapping notations appearing on the Fairfield LEP 2013 Land Application Map that currently designate the Bonnyrigg Town Centre as a 'Deferred Matter'.
2. Include a reference to "Bonnyrigg" in the third objective for the B4 zone that currently only refers to Prairiewood, Fairfield and Cabramatta Town Centres.
3. Apply the B4 Mixed Use zone to the Bonnyrigg Plaza (100 Bonnyrigg Avenue) and 685-707 Smithfield Road with these sites to become the major focus for retail development in the Centre.

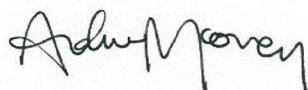
4. Apply zones, B1 Neighbourhood Centre, B6 Enterprise Corridor, R4 Residential High Density, RE1 Existing and Proposed Recreation and RE2 – Private Recreation to remaining land in the deferred matter as detailed in the planning proposal.
5. a variable height limit to be applied across the centre, with potential for up to eight (8) storeys (inclusive of 2 storeys of commercial) buildings on certain large sites.
6. Amend Schedule 1 of Fairfield LEP 2013 to allow for the development of '*residential flat buildings*' and '*café and restaurant*' and '*small bar*' as an additional permitted uses on certain land zoned B6 Enterprise Corridor.
7. Apply a new local clause to establish height incentives for future residential development of Bonnyrigg Plaza as long as this results in an active street frontage along Bonnyrigg Avenue.
8. Amending the Land Reservation Acquisition Map to identify sections of privately and Council owned land affected by land acquisition provisions as a result of the existing zoning of these parcels SP2 Infrastructure under the FLEP 2013.

Accordingly Council requests 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. To assist this process the following updated information is provided:

- Amended Planning Proposal including;
 - Council officer's report to March Council Meetings and Council resolution
 - Proposed amendments to Fairfield LEP 2013 maps including amended LRA Map.

Should you require any additional information in respect of this matter, please do not hesitate to contact Harumi Arrascue on 9725 0103.

Yours faithfully



ANDREW MOONEY
CO-ORDINATOR STRATEGIC PLANNING