

In reply please quote 16/02059

03 April 2019

Ann- Maree Carruthers
Director – Sydney West Region
Planning Services
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Ms Carruthers

PLANNING PROPOSAL IN RESPECT OF REZONING AT 400-404 CABRAMATTA ROAD WEST, CABRAMATTA – REQUEST FOR GATEWAY DETERMINATION

Council at its meeting of 26 March 2019 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 rezone 400-404 Cabramatta Road West, Cabramatta and 2 Links Avenue to facilitate future high density and medium density residential development.

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

1. Amend the Land Zoning Map from R2 Low Density Residential to part R4 High Density Residential and part R3 Medium Density Residential;
2. Amend the Height of Building Map from 9 metres to part 17 metres and part 10 metres;
3. Amend the Floor Space Ratio Map from 0.45:1 to part 1.7:1 and part 0.7:1;
4. Remove the development standards shown on the Minimum Lot Size For Dual Occupancy Map and Minimum Lot Size Map;
5. Remove item 3 from the Key Sites Map

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

1. Remove item 3 from Schedule 1 Additional Permitted Uses.

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

1. Planning Proposal (as considered by Council);
2. Council Officer's report and Council resolution dated 26 March 2019;
3. Proposed amendments to Fairfield LEP 2013 maps; and
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 Department 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 Patrick Warren on 9725 0215.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Patrick Warren', written in a cursive style.

PATRICK WARREN
SENIOR STRATEGIC LAND USE PLANNER