

**In reply please quote 18/05059**

8 May 2018

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 VILLAWOOD TOWN CENTRE DEVELOPMENT STANDARDS REQUEST FOR GATEWAY DETERMINATION**

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Council at its meeting of 18 April 2018 resolved to forward the above Planning Proposal to the Minister for Planning, under Section 3.34 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is to implement the recently adopted Urban Design Study for Villawood Town Centre and to:

- Facilitate urban renewal of the Villawood Town Centre
- Revitalise and provide an economic boost to the town centre
- Provide for increased heights to achieve greater residential densities
- Provide for greater residential densities in close proximity to services and transport
- Increase housing choice and mix within Villawood
- Provide minimum sites areas to ensure lots are consolidated to achieve the maximum built form and density in an orderly manner.

The intended outcome of this planning proposal is to amend the Fairfield Local Environmental Plan 2013 by:

- Amending the Land Zoning map by changing the zoning of three parcels to RE1 Public Recreation.
- Amending the Height of Building Map by increase the maximum heights of certain sites.
- Amending the Minimum Site Area Map to introduce minimum site areas.
- Amending the Floor Space Ratio Map to change the floor space ratio on the Land and Housing Site.

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

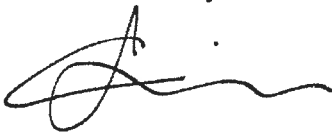
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1. Planning Proposal (as considered by Council);
2. Council Officer's report and Council resolution dated 18 April 2018;
3. Proposed amendments to Fairfield LEP 2013 maps included within the report;  
and
4. Evaluation Criteria for the Delegation of 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 Chris Shinn on 9725 0804.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Shinn', with a stylized, flowing script.

**CHRIS SHINN**  
**CO-ORDINATOR - STRATEGIC LAND USE PLANNING**