

In reply please quote 15/10738

7 June 2016

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

Attention: Mr Derryn John

Dear Sir/Madam,

**PLANNING PROPOSAL IN RESPECT TO 17-21 LONGFIELD STREET,
CABRMATTA – REQUEST FOR GATEWAY DETERMINATION**

Council at its meeting of 24 May 2016 resolved to forward the above Planning Proposal to the Minister for Planning and Environment, under Section 56 of the Environmental Planning & Assessment Act 1979.

The purpose of the Planning Proposal is to rezone land at 17-21 Longfield Street, Cabramatta from B5 Business Development to R4 High Density Residential. The planning proposal also subsequently introduces Height of Building and Floor Space Ratio controls. The proposal also seeks to introduce an additional permitted use over the site.

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

1. Rezone the subject site from B5 Business Development to R4 High Density Residential
2. Introduce a Floor Space Ratio of 2:1
3. Introduce a maximum Height of Building of 20 metres
4. Utilise Schedule 1 of the Fairfield LEP 2013 to introduce an additional permitted use over the site as below:

21 Use of certain land 17-21 Longfield Street, Cabramatta

- 1) This clause applies to 17-21 Longfield Street, Cabramatta (being Lot 34 and 35 in DP 456221) and identified as "24" on the Key Sites Map.
- 2) Development for the purposes of the following is permitted on the land:
 - a) recreational facilities (indoor);
 - b) take away food and drink premises.
- 3) Despite Clause 5.4(2) the maximum combined floor area for Take Away Food and Drink Premises and Neighbourhood Shops is 160 square metres.

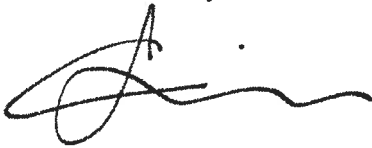
To enable the Department's consideration of this matter and the issuing of a Gateway Determination to allow the Planning Proposal to be placed on public exhibition, the following information is submitted:

- Planning Proposal;
- Council officer's report and Council resolution;
- Proposed amendments to Fairfield LEP 2013 maps; and
- 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 the 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 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 PLANNING