

Ref: IRF17/338

1 December 2017

Mr Geoff Roberts  
Interim Chair  
Sydney Western City Planning Panel  
GPO Box 39  
Sydney NSW 2001

Dear Mr Roberts

**Re: Request for a Rezoning Review – RR\_2017\_FAIRF\_001\_00**

I am writing to you to advise that a Rezoning Review application, was submitted to the Department of Planning and Environment and to request that the Sydney Western City Planning Panel (Planning Panel) review the proposal.

The proposal seeks to amend the *Fairfield Local Environmental Plan 2013*, by amending the Land Zoning, Floor Space Ratio and Height of Buildings controls to accommodate a residential apartment development at 400-404 Cabramatta Road West, 2-18 Orange Grove Road and 6 Links Avenue, Cabramatta.

The proponent is seeking a Rezoning Review because the Council has confirmed in writing that the request to prepare a planning proposal for the site is not supported.

The Planning Panel is now requested to review and determine its suitability for being referred to the Department for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act).

A copy of the proponent's request and all supporting information is provided on the Department's Tracking System, at <http://pgrtracking.planning.nsw.gov.au/>.

Council has been requested to provide comments over its decision not to proceed with the proposal and to confirm that the current proposal is the same as considered by Council.

Council's comments will form part of the Department's Briefing Report, which will be provided to you within 28 days from the date of this letter.

The Planning Panel is encouraged to meet with the Department, Council, the proponent, and any relevant agency previously involved in the matter to clarify any issues before making its determination.



Should you have any further enquiries about this matter, I have arranged for Mr Amar Saini to assist you. Mr Saini can be contacted on (02) 9373 2880.

Yours sincerely

**Craig Diss  
Acting Director  
Sydney Region West  
Planning Services**