



New South Wales Government
Independent Planning Commission

4 May 2020

Mr Terry Doran
Manager Place & Infrastructure,
Central River City West Park City
Department of Planning, Industry & Environment

By email: terry.doran@planning.nsw.gov.au

Dear Terry,

Cabramatta Town Centre East Gateway - Determination Review

I write in relation to the above application which is currently before the Independent Planning Commission (**Commission**) for review.

Thank you for agreeing to meet with the Commission on Monday, 11 May 2020. At that meeting, the Commission would be grateful if the Department could clarify the following matters:

1. The Commission would like to confirm the scope of the review – without anticipating the outcome of the Commission's review - if the Commission is of a view to support the Council height request, whether there is a related density issue. If so, would it also then be appropriate for the Commission to make a related recommendation about FSR?
2. The Gateway determination supports the introduction of a new local clause for the site (clause 7.9) that provides additional controls for the redevelopment of the site in relation to the building height and FSR. Please provide clarification on the following:
 - a) what is the effect of clause 7.9 on clauses 4.3 (Height) and 4.4 (FSR) of the Fairfield LEP?
 - b) how does clause 7.9 achieve the height and FSR controls described in the Gateway determination (ie the heights permitted in Condition 1)?

The Commission would be grateful if the Department could prepare a response to these matters for the abovementioned meeting. An agenda for the meeting will be circulated towards the end of this week.

You are also welcome to provide any additional comments to the Commission, although there is no need to repeat matters that are already covered by the original application or included in any subsequent reports that are already before the Commission.

If have any questions, please liaise directly with Ms Casey Joshua, via casey.joshua@ipcn.nsw.gov.au or on 82896913.

Yours sincerely,

Stephen Barry
Planning Director