



4 May 2020

Mr Chris Shinn  
Coordinator Strategic Planning  
Fairfield City Council

By email: [cshinn@fairfieldcity.nsw.gov.au](mailto:cshinn@fairfieldcity.nsw.gov.au)

Dear Chris,

**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 next Monday, 11 May 2020. At that meeting, the Commission would be grateful if the Council could clarify the following matters:

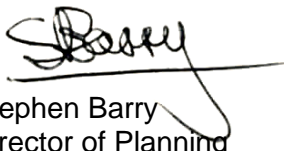
1. Could Council comment on the findings and accuracy of the Applicant's response to the Council's Gateway determination review request prepared by GLN Planning (dated December 2019), and supporting documents?
2. Does the Council have any evidence to support the Council Resolutions of 25 September 2018 and 6 August 2019?
3. What is the nature / detail of negotiations between Council in regard to securing the consolidation of the site for redevelopment and the viability of delivering the local voluntary planning agreement (VPA) outcomes, such as the pedestrian overbridge to the station concourse due to the loss of "premium" apartments within Stage B of the proposed development?
4. Could Council comment on the merit and accuracy of the Applicant's modelling for both height options?

The Commission would be grateful if the Council 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 Casey Joshua, via [casey.joshua@ipcn.nsw.gov.au](mailto:casey.joshua@ipcn.nsw.gov.au) or on 8289 6913.

Your sincerely,



Stephen Barry  
Director of Planning