

Gateway Determination

Planning proposal (Department Ref: PP_2019_FAIRF_002_00): to amend the development standards applying to Fairfield Forum Centre to facilitate redevelopment of the centre.

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Fairfield Local Environmental Plan (LEP) 2013 to increase the permissible height of building from 26m to 82m and the FSR from 2.5:1 to 3.5:1 applying to Fairfield Forum Shopping Centre site at 8-36 Station Street, Fairfield should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be amended as follows:
 - (a) under the introduction section of the proposal, clarify whether the proposal will generate any additional jobs;
 - (b) where appearing, remove references to redundant section(s) of the Environmental Planning and Assessment Act and replace with the current section(s) and reference to redundant departmental guides (refer to page 3 of the proposal); and
 - (c) amend the supporting urban design study by including an overshadowing diagram that clearly shows shadows cast by the proposed buildings on the existing surrounding development;
 - (d) prepare a draft site-specific DCP aligned with the proposed indicative concept plan and exhibit the draft DCP with the planning proposal;
 - (e) the draft site specific DCP is to address, but not limited to, identification of the open space areas (proposed park) and a note indicating that Council intends to rezone this land to RE1 Public Open Space, as a separate and later matter;
 - (f) prepare a transport study to assess and identify the impact of the planning proposal on the surrounding road network and clarify whether there is a need for infrastructure improvements to accommodate the additional traffic generated by the planning proposal; and
 - (g) remove the proposed Land Application Map from the planning proposal.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016) and must be made publicly available for a minimum of **28 days**; and

- (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment, 2018).
3. Consultation is required with the following public authorities and organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- Roads and Maritime Services;
 - Transport for NSW;
 - State Emergency Services;
 - Environment, Energy and Science Group; and
 - relevant infrastructure service providers.
- Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 31st day of March 2020.



Catherine Van Laeren
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and Western Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces