

Gateway Determination

Planning Proposal (Department Ref: PP_2017_FAIRF_004_00: *a housekeeping planning proposal to amend various provisions of the Fairfield Local Environmental Plan 2013 at various sites.*

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under Section 56(2) of the *Environmental Planning and Assessment Act, 1979* (EP&A Act) that an amendment to the Fairfield Local Environmental Plan (LEP) 2013 to amend various provisions of the LEP at various sites should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal to:
 - (a) remove any reference to the proposed amendments to the Bonnyrigg Town Centre Precinct for 37 and 51 Bonnyrigg Avenue, Bonnyrigg, including the current and proposed mapping amendments;
 - (b) include a note within the planning proposal indicating that proposed clause 4.1AA will be subject to legal drafting and may alter during that process;
 - (c) remove the reference to amending the Land Application Map on page 45 of the planning proposal; and,
 - (d) identify the Lot Size Map; Lot Size for Dual Occupancy Development Map; and Heritage Map in the list of affected maps on page 45 of the planning proposal.
2. Community consultation is required under Sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (e) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **28 days**; and
 - (f) the relevant planning 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the Office of Environment and Heritage under section 56(2)(d) of the Act. The Office of Environment and Heritage 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.

Following consultation with the Office of Environment and Heritage, Council is to consider section 117 Direction 2.3 Heritage Conservation. If necessary, approval of the Secretary is to be obtained to address any inconsistency with the direction, prior to finalisation of the plan.

4. A public hearing is not required to be held into the matter by any person or body under Section 56(2)(e) of the EP&A 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).
5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 17th day of October 2017.



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission