



Mr Alan Young  
General Manager  
Fairfield City Council  
PO Box 21,  
FAIRFIELD NSW 1860

Dear Mr Young

**Planning Proposal PP\_2017\_FAIRF\_004\_00 to amend Fairfield Local Environmental Plan 2013 – Housekeeping Amendment No 2**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) and the additional information provided by Council in respect of the planning proposal to undertake housekeeping amendments to Fairfield Local Environmental Plan 2013.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's inconsistency with Section 117 Directions 4.1 Acid Sulfate Soils and 7.1 Implementation of A Plan for Growing Sydney are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant Section 117 Direction 2.3 Heritage Conservation. Council should ensure this occurs prior to finalisation of the plan.

In addition, I have determined that the planning proposal is to be amended by the removal of the proposed amendments to the sites located at 37 and 51 Bonnyrigg Avenue, Bonnyrigg. These sites are deferred matters under the Fairfield LEP 2013 and it is not possible to address this amendment within this planning proposal. I would recommend that Council includes these proposed amendments in the Bonnyrigg Town centre planning proposal, which aims to rezone these deferred sites.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered Council's request for delegation and determined not to issue an authorisation as the planning proposal impacts Council owned land.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Chantelle Chow to assist you. Ms Chow can be contacted on (02) 9860 1548.

Yours sincerely



17/10/17

Catherine Van Laeren  
**Director, Sydney Region West  
Planning Services**

Encl.: Gateway Determination