



Planning & Infrastructure

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

Our ref: PP_2013_FAIRF_001_00 (13/09622)
Your ref: 13/09622

Dear Mr Young,

Planning proposal to amend Fairfield Local Environmental Plan 2013

I am writing in response to your Council's letter dated 29 May 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to rezone Lot 15 DP 27962 at Wetherill Street, Smithfield from RE1 Public Recreation to R2 Low Density Residential, rezone part Lot 1540 DP 260225 at Richards Road, Wakeley from E2 Environmental Conservation to R2 Low Density Residential and apply a maximum floor space ratio of 0.45:1, maximum building height of 9m and minimum lot size of 450sqm on the subject lands.

As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

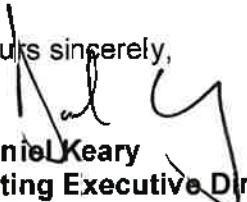
The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following 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 for administrative purposes.

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 Minister may take action under section 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Claire Mirow of the regional office of the department on 02 9860 1560.

Yours sincerely,


Daniel Keary
Acting Executive Director
Metropolitan Planning
Planning Operations and Regional Delivery

26/6/13

Gateway Determination

Planning proposal (Department Ref: PP_2013_FAIRF_001_00): to rezone land at Wakeley and Smithfield for residential purposes and amend the development standards on the land.

I, the Acting Executive Director, Metropolitan Planning at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Fairfield Local Environmental Plan (LEP) 2013 to rezone Lot 15 DP 27962 at Wetherill Street, Smithfield from RE1 Public Recreation to R2 Low Density Residential, rezone part Lot 1540 DP 260225 at Richards Road, Wakeley from E2 Environmental Conservation to R2 Low Density Residential and apply a maximum floor space ratio of 0.45:1, maximum building height of 9m and minimum lot size of 450sqm on the subject lands should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update Section B within the planning proposal to correctly reference and demonstrate consistency with S117 Direction 7.1 Implementation of the Metropolitan Plan for Sydney 2036. Section B of the planning proposal is to be updated to demonstrate consistency with the draft West Central Subregional Strategy.
2. Prior to undertaking public exhibition, Council is to amend the planning proposal to include a project timeline, consistent with Section 2.6 Part 6 of the *A Guide to Preparing Planning Proposals*. The project timeline is to provide a mechanism to monitor the progress of the planning proposal.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013)* and must be made publicly available for a minimum of **14 days**; and
 - (b) 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 LEPs (Department of Planning & Infrastructure 2013)*.
4. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
5. 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 or if reclassifying land).



6. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 26th day of JUNE 2013.

Daniel Keary
Acting Executive Director
Metropolitan Planning
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure