



Gateway Determination

Planning proposal (Department Ref: PP_2020_FAIRF_002_00): to rezone part of 16 Kamira Avenue, Villawood from RE1 Public Recreation to R4 High Density Residential and amend the height of building and floor space ratio development standards from no development standard to 27 metres and 2.5:1 respectively.

I, the Director, Western, 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 rezone part of 16 Kamira Avenue, Villawood from RE1 Public Recreation to R4 High Density Residential and amend the height of building and floor space ratio development standards from no development standard to 27 metres and 2.5:1 respectively should proceed, subject to the following conditions:

1. 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 and Environment, 2018) and must be made publicly available for a minimum of **14 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 and Environment, 2018).
2. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Land and Housing Corporation
 - NSW State Emergency Service
 - Sydney Metro Airports (Bankstown Airport Limited)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.
3. 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).

4. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.
5. In consideration of Council's resolution, Council is not be authorised to be the local plan-making authority to make this plan.

Dated 22 September 2020



Adrian Hohenzollern
Director, Western
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces