



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

Attention: Chris Shinn

Dear Mr Young

**Planning proposal PP\_2020\_FAIRF\_002\_00 to amend Fairfield Local Environmental Plan 2013**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 28 August 2020 in respect of the planning proposal to rezone part of 16 Kamira Avenue, Villawood from RE1 Public Recreation to R4 High Density Residential.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination. In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed as delegate of the Secretary, the planning proposal's inconsistency is of minor significance. No further approval is required in relation to this Direction.

The Gateway determination has been issued noting the proposal will be supported by a Voluntary Planning Agreement, which will facilitate a large 3,000sqm neighbourhood park, dedicated to Council.

The amending local environmental plan (LEP) is to be finalised within nine 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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

Should you have any enquiries about this matter, I have arranged for Mr Amar Saini to assist you. Mr Saini can be contacted on 9373 2880.

Yours sincerely

22/9/20

**Adrian Hohenzollern**  
**Director, Western**  
**Greater Sydney, Place and Infrastructure**

Encl: Gateway determination