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Our ref: PP\_2014\_FAIRF\_002\_00  
Your ref: A870784

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

Attention: Chris Shinn

Dear Mr Young

**Gateway Determination – Fairfield LEP 2013 – Amendment to reclassify various sites in Fairfield Local Government Area from Community to Operational**

I am writing in response to your Council's letter dated 26 February 2014 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") for the planning proposal to reclassify various Council-owned sites in the Fairfield Local Government Area from Community to Operational.

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

I have also agreed that the planning proposal is consistent with all relevant section 117 Directions. No further approval is required in relation to these.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has now accepted this delegation. 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 9 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 agency 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 enquiries in regard to this matter, please contact Georgina Ballantine of the Metropolitan Delivery (Parramatta) office of the agency on 02 9860 1568.

Yours sincerely

*RJ Cumming*  
7/4/2014

Rachel Cumming  
**Director , Metropolitan Delivery (Parramatta)**  
**Growth Planning & Delivery**

## Gateway Determination

### ***Planning proposal (Agency Ref: PP\_2014\_FAIRF\_002\_00): to reclassify various sites in the Fairfield Local Government Area from Community to Operational***

I, the Director, Metropolitan Delivery (Parramatta), at the agency for 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 reclassify various sites in Fairfield Local Government Area from Community to Operational should proceed, subject to the following conditions:

1. 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 must be made publicly available for a minimum of **28 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 (Planning & Infrastructure 2013)*.
2. No consultation is required with public authorities under sections 56(2)(d) of the EP&A Act.
3. A public hearing is not required to be held into the matter under section 56(2)(e) of the EP&A Act. However, a public hearing is required to be held into the matter in accordance with the agency's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

  
7/4/2014

Rachel Cumming  
**Director, Metropolitan Delivery (Parramatta)**  
**Growth Planning & Delivery**  
**Planning & Infrastructure**  
***As Delegate for the Minister for Planning & Infrastructure***

## WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Fairfield City Council is authorised to exercise the functions of the Minister for Planning and Infrastructure under section 59 of the *Environmental Planning and Assessment Act 1979*, that are delegated to it by instrument of delegation dated 1 November 2013, in relation to the following planning proposal:

Number	Name
PP_2014_FAIRF_002_00	Planning proposal to amend Fairfield Local Environmental Plan 2013 to reclassify various Council-owned sites in Fairfield Local Government Area from Community to Operational

In exercising the Minister's functions under section 59, the Council must comply with the agency's "*A guideline for the preparation of local environmental plans*" and "*A guide to preparing planning proposals*".

Dated

  
7/4/2014

Rachel Cumming  
**Director, Metropolitan Delivery (Parramatta)**  
**Growth Planning & Delivery**  
**Planning and Infrastructure**

***As Delegate for the Minister for Planning & Infrastructure***