



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

Our ref: PP_2017_FAIRFIELD_002_00 (17/02139)
Your ref: 16/11209

Dear Mr Young

Planning proposal to amend *Fairfield Local Environmental Plan 2013* for land at 10 Lasa Street, Cabramatta.

I am writing in response Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend *Fairfield Local Environmental Plan (LEP) 2013*, to include *multi dwelling housing* on land at 10 Lasa Street Cabramatta.

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 conditioned the Gateway determination requiring Council to amend the planning proposal so that the community have an opportunity to comment on whether the site should be rezoned to R3 Medium Density Residential. I have conditioned this change, because it provides a greater level of transparency to the community and to ensure that an appropriate residential outcome can be achieved on the site.

To address Council concerns regarding the potential for inappropriate development, such as shops, occurring on the site the Gateway determination has been conditioned to amend the planning proposal to include a local provision. I invite Council officers to discuss these changes to the proposal with the Department's regional team, so that different options can be considered, which may include providing a minimum lot size or appropriate heads of consideration for non-residential land uses. This will ensure that the intended residential development outcome is consistent with the zone objectives.

The Department would encourage Council to consider strategic investigation of land use for the precinct to allow a holistic approach to development of the area rather than isolated site specific proposals.

Plan making powers were delegated 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 12 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 for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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 queries in regard to this matter, I have arranged for Mr Terry Doran of the Department's regional office to assist you. Mr Doran can be contacted on (02) 9860 1579.

Yours sincerely

 16 February 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl:
Gateway Determination
Written Authorisation to Exercise Delegation
Attachment 5 – Delegated Plan Making Reporting Template