

Gateway Determination

Planning proposal (Department Ref: PP_2014_FAIRF_007_00): to rezone 131 Polding St, Fairfield Heights from R3 Medium Density Residential to B2 Local Centre.

I, the Acting Executive Director, Regions, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* that an amendment to Fairfield Environmental Plan 2013 to rezone 131 Polding St, Fairfield Heights should proceed subject to the following conditions:

1. The relevant planning authority is to ensure that the maps displayed during public exhibition show the broader context of the Fairfield Heights town centre.
2. The Site Specific Development Control Plan is to be exhibited concurrently with the planning proposal.
3. Prior to public exhibition the planning proposal is to be amended to consider the objectives of A Plan for Growing Sydney.
4. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* 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 Local Environmental Plans (Department of Planning & Infrastructure 2013)*.
5. Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning & Assessment Act 1979* and/or to comply with the requirements of relevant Section 117 Directions:
 - Endeavour Energy
 - Fairfield City Council
 - Jemena
 - Telstra
 - Roads and Maritime Services

Each public authority 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.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning & Assessment Act 1979*. This does not discharge the relevant planning authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. The timeframe for completing the Local Environmental Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated *16th* day of *January* 2015.



Ashley Albury
Acting Executive Director
Regions, Planning Services

Delegate of the Minister for Planning