



Planning &
Environment

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

Our ref: PP_2016_FAIRF_001_00
Your ref: 15/17504

Attention: Edward Saulig/Andrew Mooney

Dear Mr Young

**Planning proposal to amend Fairfield Local Environmental Plan 2013 –
Boundary adjustments at Elizabeth Drive, Mount Pritchard**

I am writing in response to your Council's letter received on 10 December 2015 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* ('EP&A Act') in respect of the planning proposal to amend Fairfield Local Environmental Plan 2013 to adjust boundaries relating to SP2 Infrastructure zoned land on Elizabeth Drive, Mount Pritchard.

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.

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 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 Department for administrative purposes.

Department of Planning & Environment

Level 5, 10 Valentine Avenue, Parramatta, 2150 | GPO Box 39 Sydney NSW 2001 | T 02 9228 6333 | www.planning.nsw.gov.au

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 EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Amar Saini of the regional office of the Department on 02 9860 1531.

Yours sincerely



Catherine Van Laeren
Director
Sydney Region West
Planning Services

24/02/2016.



Gateway Determination

Planning proposal (Department Ref: PP_2016_FAIRF_001_00): to adjust boundaries for SP2 Infrastructure zoned land on Elizabeth Drive, Mount Pritchard

I, Catherine Van Laeren, Director, Sydney Region West, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 ('the Act'), that an amendment to the Fairfield Local Environmental Plan 2013 to adjust boundaries relating to SP2 Infrastructure-zoned land on Elizabeth Drive, Mount Pritchard should proceed subject to the following conditions:

1. Council is requested to amend the maps within the planning proposal as follows:
 - (a) remove the Fairfield city logos that obscure parts of the land marked for rezoning
 - (b) provide a document or map linking the location of each affected property with the corresponding address
2. 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 (Department of Planning & Infrastructure 2013)*.
3. Consultation is required with the Roads and Maritime Services under section 56(2)(d) of the EP&A Act. Roads and Maritime Services 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.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 24 day of February 2016.

Catherine Van Laeren
Director
Sydney Region West
Planning Services
Department of Planning and Environment

As delegate for the Greater Sydney Commission