

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

The purpose of the Planning Proposal is to correct an anomaly within Council's digital property cadastre and does not alter the existing development potential of properties to which this plan applies.

The Planning Proposal will facilitate the future widening of the Elizabeth Drive road corridor at Mt Pritchard by correctly identify those properties for which land is still to be acquired by the NSW RMS for road widening purposes.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

To be completed following Gateway Determination.

Part 4 – Community Consultation

Community consultation is required under Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway.

In addition to requirements issued by the Department of Planning and Environment in its Gateway Determination detailing consultation with State Government agencies and utility providers, it is proposed that consultation and public exhibition of the planning proposal (for a minimum of 28 days) be undertaken as outlined below:

- Letters to affected landowners
- Notice in the local circulating newspaper
- Notice on Council's website.

An information session is proposed at the beginning of the exhibition period to address questions, issues or concerns.

Further information to be included following Gateway Determination.

Part 5 – Mapping

The following Fairfield LEP 2013 maps are required to be amended as a result of the Planning Proposal:

- Fairfield LEP 2013 Land Zoning Map (Sheets 12 and 13); and
- Fairfield LEP 2013 Land Reservation Acquisition Map (Sheets 12 and 13).

With all other Fairfield LEP 2013 maps, the only change to the maps is to the property boundary cadastre for the affected 26 properties. There are no changes to the application or extent of relevant development standards (such as building height and FSR) or provisions under the LEP (such as terrestrial biodiversity and riparian lands).

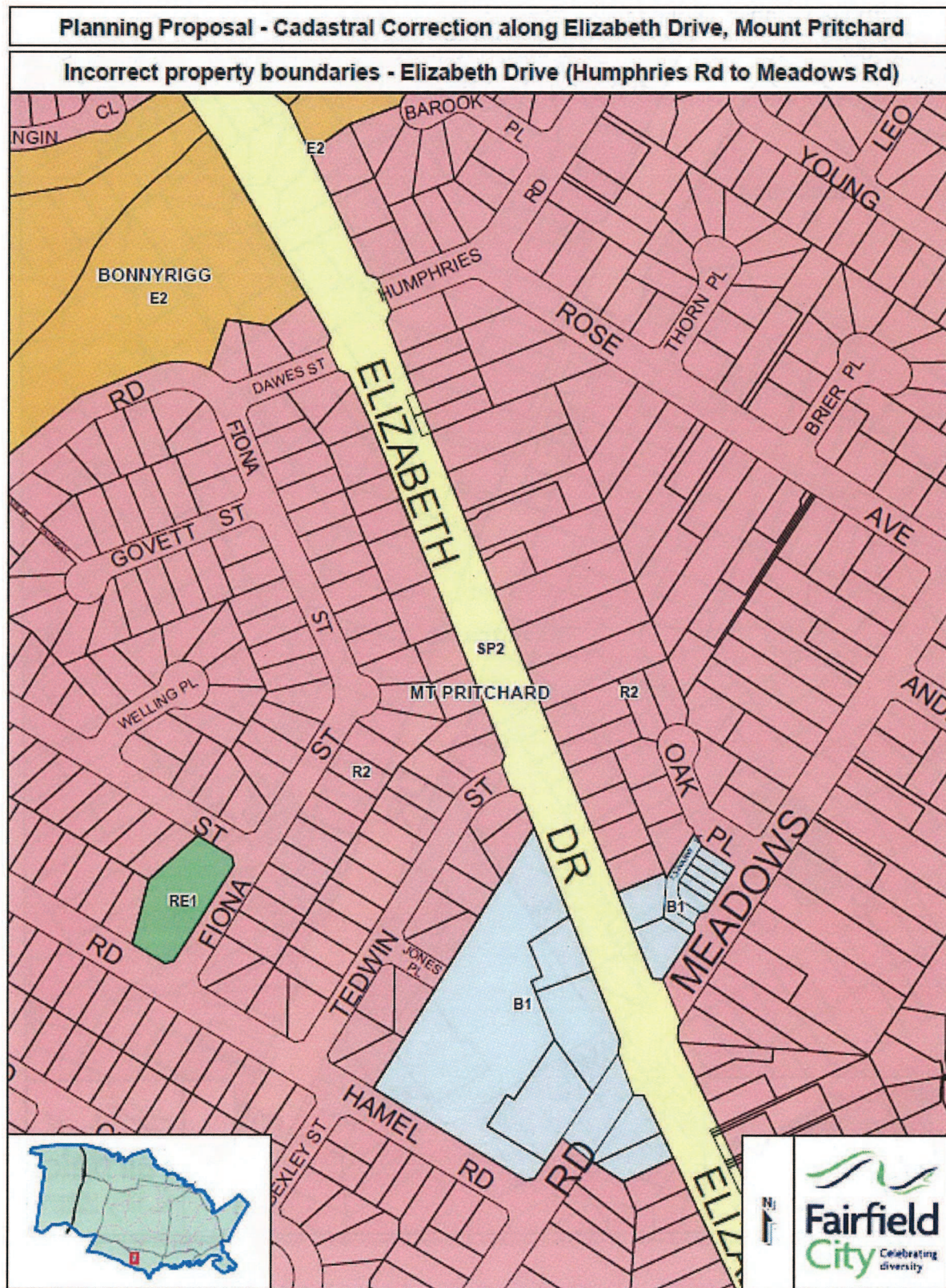
Accordingly, at the time of Gazettal of the subject LEP, Council will seek the Department's GIS Division to update the property cadastre as it applies to sheets 12 and 13 of all Fairfield LEP 2013 maps to ensure that the property boundaries of all 26 affected properties is shown accurately on each map.

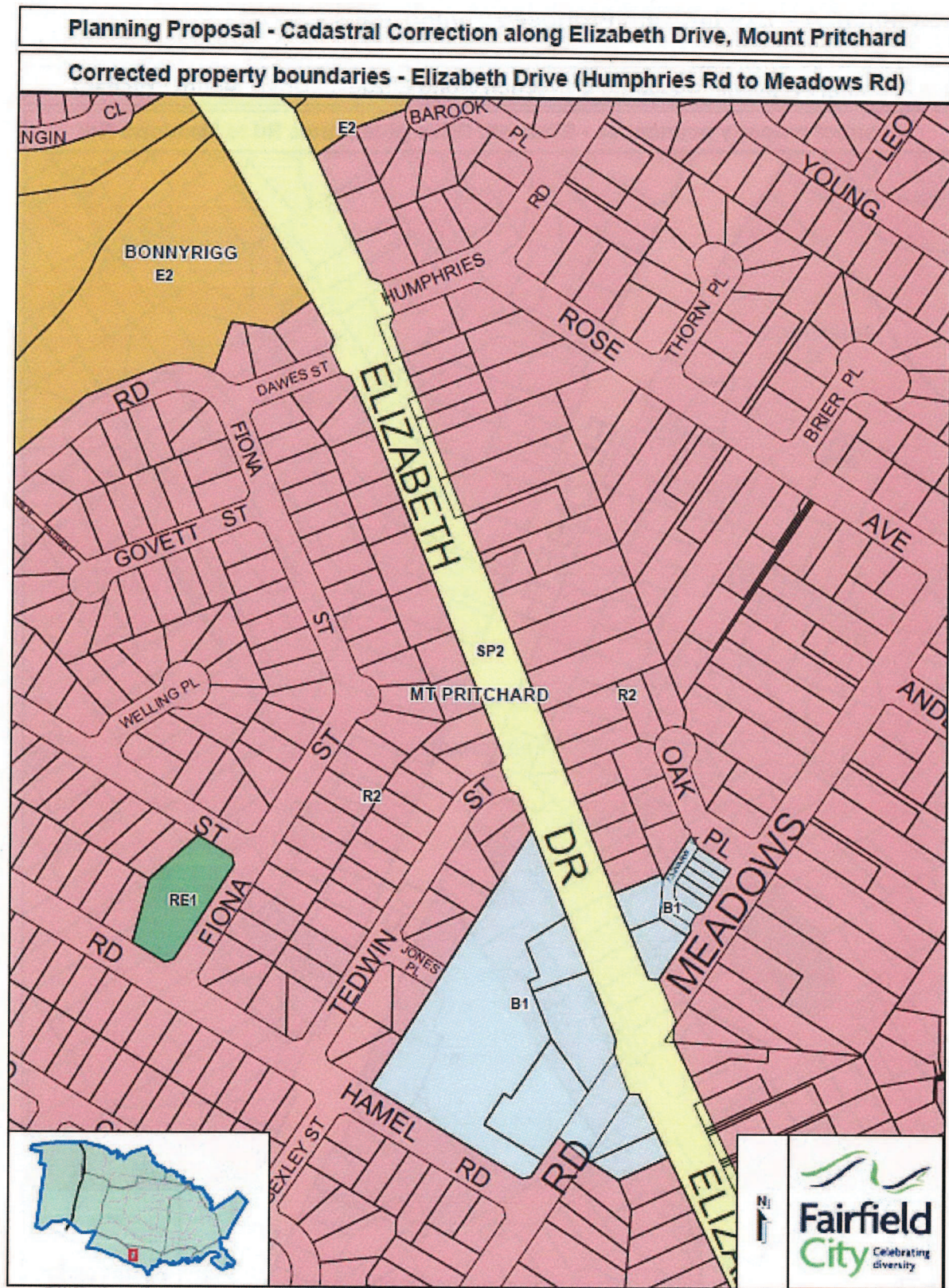
Part 6 – Project Timeline

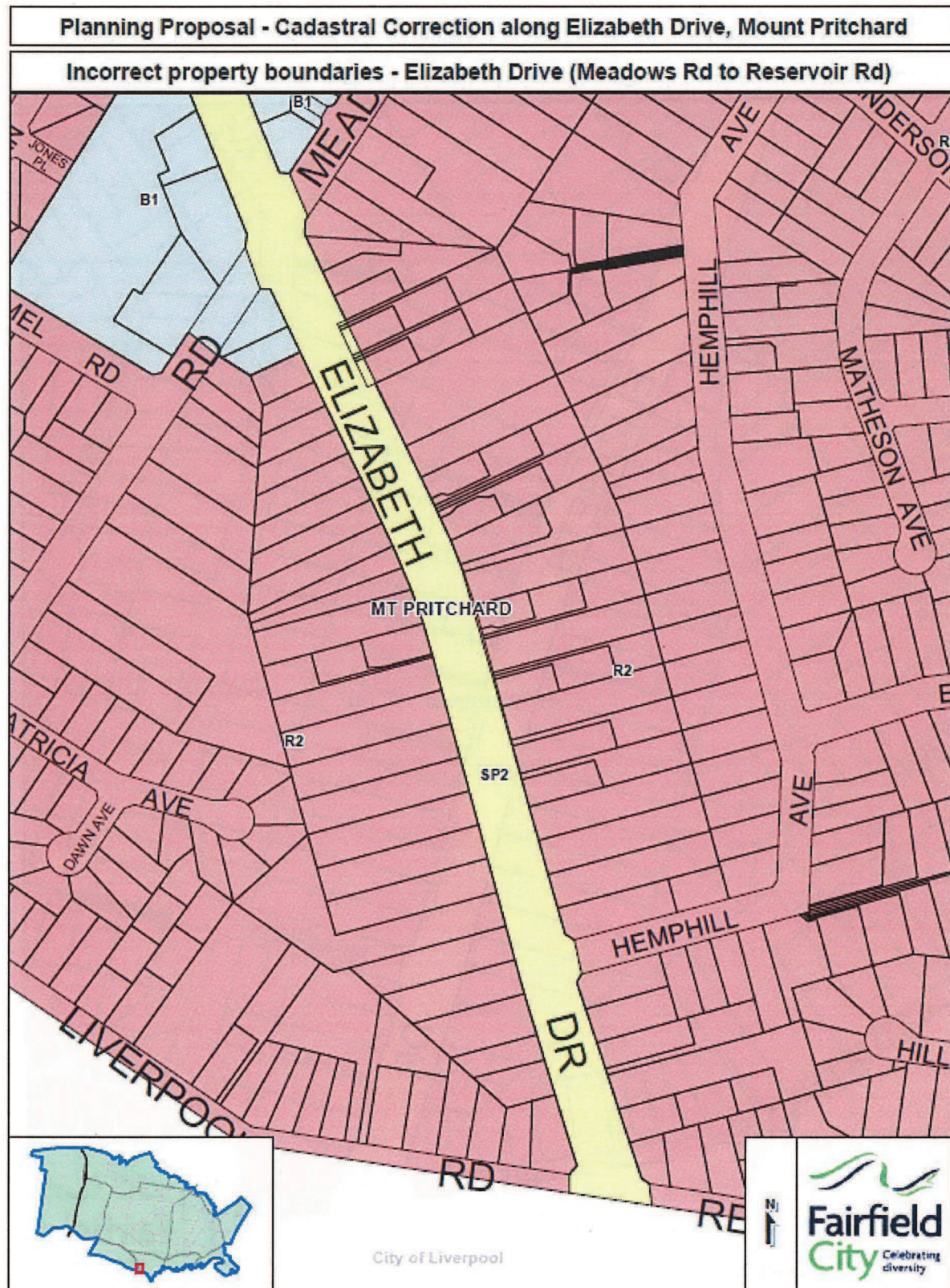
The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

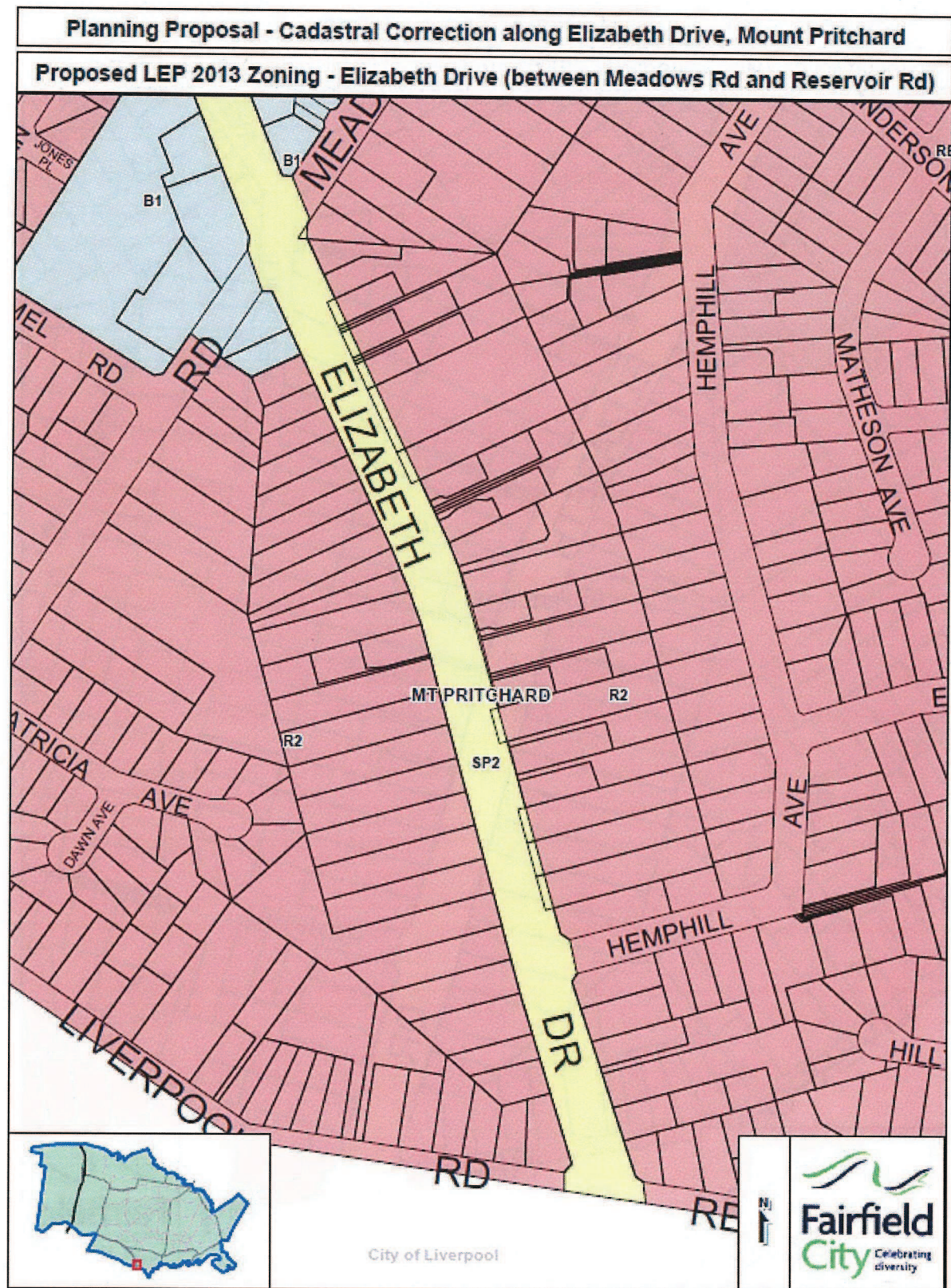
No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	Prepare and submit Planning Proposal to DP&E	December 2015
2	Gateway Determination	- Assessment by DP&E including LEP Panel) - Advice to Council	3 months: March 2016
3	Completion of required technical information and report (if required) back to Council	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	N/A
4	Public consultation for Planning Proposal	In accordance with Council resolution and conditions of the Gateway Determination.	28 days notification period: April/May 2016
5	Government Agency consultation	Notification letters to Government Agencies as required by Gateway Determination	April/May 2016
6	Public Hearing (if required) following public consultation for Planning Proposal	Under the Gateway Determination issued by DP&E public hearing is not required.	April 2016 (or at commencement of public exhibition period)
7	Consideration of submission	Assessment and consideration of submissions	1 month
8	Report to Council on submissions to public exhibition and public hearing	Includes assessment and preparation of report to Council	1 month: July 2016
9	Possible re-exhibition	Covering possible changes to draft Planning Proposal in light of community consultation	Minimum 1 month
10	Report back to Council	Includes assessment and preparation of report to Council	1 month
11	Referral to PCO and notify DP&I	- Draft Planning Proposal assessed by PCO, legal instrument finalised - Copy of the draft Planning Proposal forwarded to DP&E.	1 month
12	Plan is made	Notified on Legislation web site	1 month
Estimated Time Frame			12 months

Attachment A – Existing and Proposed Zoning Maps









Attachment B– Existing and Proposed Land Reservation Acquisition Maps





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ATTACHMENT C - Council Report and Draft Minutes – 24 November 2015

42 pages