

Gateway Determination

Planning Proposal (Department Ref: PP_2017_FAIRF_005_00): to amend the Fairfield Local Environmental Plan 2013 to rezone land located at 682 Cabramatta Road West, Bonnyrigg, from a R2 Low Density Residential zone to R3 Medium Density Residential zone.

I, the acting 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 (LEP) 2013 to amend the zone applying to 682 Cabramatta Road West, Bonnyrigg from R2 Low Density Residential to R3 Medium Density Residential, and associated controls, should proceed subject to the following conditions:

1. Prior to exhibition the planning proposal is to be amended by Council, as follows:
 - (a) The typographical error is to be amended on page 8 of the proposal i.e. remove the word 'increasing'.
 - (b) Under Section C – Environmental, social and economic impact, remove the words commencing 'The following comments were received:' and the following dot points in italics (pages 32 to 33) from the planning proposal as these comments directly relate to the development assessment stage.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and 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 and Environment 2016).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - Transport for NSW – Roads and Maritime Services;
 - NSW Department of Education.

Each public authority/organisation 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 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).
5. The timeframe for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 25th day of September 2017.

Malcolm McDonald
Acting Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission