

Gateway Determination

Planning proposal (Department Ref: PP_2018_FAIRF_001_00): to amend the zoning and development standards for Villawood Town Centre to facilitate the urban renewal of the centre.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(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 zoning and development standards for the Villawood Town Centre to facilitate the urban renewal of the centre* should proceed subject to the following conditions:

1. prior to exhibition, Council is to amend the planning proposal in the following manner:
 - (a) amend Part 1 – Objective or intended outcomes, by including dwelling numbers that would be achieved under the proposal and provide advice over anticipated employment generation;
 - (b) amend Part 2 – Explanation of provisions, by:
 - providing a plain English explanation of each proposed amendment with reference to the existing and proposed maps in that part;
 - enlarge these supporting maps and provide a key (where applicable) so that these maps are legible and can be readily understood;
 - include sufficient numerical advice to indicate, where applicable, the existing and proposed standards and controls; and,
 - include a relevant draft land reservation map indicating the sites which are proposed to be rezoned to RE1 Public Recreation;
 - (c) under Section C – Environmental, social and economic, fully address traffic impacts of the proposed amendment as informed by a traffic study and provide appropriate supporting information for exhibition and consultation purposes, including advice over nearby proposed residential development.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 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 planning proposal 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 and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- Roads and Maritime Services;
 - NSW Land and Housing Corporation;
 - Rail Corporation NSW;
 - Transport for NSW;
 - State Emergency Service
 - Office of Environment and Heritage;
 - Sydney Metro Airports (Bankstown Airport Limited);
 - Department of Infrastructure and Regional Development;
 - Sydney Water;
 - Canterbury-Bankstown Council; and
 - Relevant service providers.

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 3.34(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 or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.

6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 13th day of July 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission