

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

Attention: Chris Shinn

Dear Mr Young

**Planning proposal PP_2018_FAIRF_001_00 to amend Council Local
Environmental Plan 2013**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 8 June 2018 in respect of the Villawood Town Centre planning proposal.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 1.1 Business and Industrial Zones, 3.1 Residential Zones and 6.2 Reserving Land for Public Purposes is justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of section 9.1 Directions 3.5 Development Near Licensed Aerodromes and 4.3 Flood Prone Land, following Council's consultation with the relevant authorities. Should this prove necessary, Council should ensure this occurs prior to the plan being made.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority. I have taken this decision on the basis that the proposal does not seek to amend the zone and standards applying to Council owned land that is subject to the proposal.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of 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 of Planning and Environment.

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 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Amar Saini to assist you. Mr Saini can be contacted on 02 9373 2880.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

13/7/2018

Encl: Gateway determination
Local plan-making authority reporting template