

17/05959

Sheridan Dudley
Chair, Sydney South West Planning Panel
c/o Panels Secretariat
GPO Box 39
SYDNEY NSW 2001

Dear Ms Dudley

Planning proposal to amend Fairfield Local Environmental Plan 2013 – Greenway Supacenta – (PP_2017_FAIRF_003_00)

I am writing regarding the planning proposal to amend Fairfield Local Environmental Plan (LEP) 2013 to introduce a Schedule 1 amendment to permit additional uses and limit the size of shops for a portion of land within the Greenway Supacenta.

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

The amending LEP is to be finalised within 9 months of the week following the date of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panels request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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

If you have any questions, please contact Mr Stuart McIntosh, Planning Officer, Sydney Region West, Planning Services, on (02) 9860 1551.

Yours sincerely

 25 May 2017
Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2017_FAIRF_003_00): to introduce a Schedule 1 amendment to permit additional uses and limit the size of shops for a portion of land within the Greenway Supacenta.

I, the Executive Director, Regions, Planning Services 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 introduce a Schedule 1 amendment to permit additional uses and limit the size of shops for a portion of land within the Greenway Supacenta should proceed subject to the following conditions:

1. Prior to community consultation, the Sydney South West Planning Panel as the Relevant Planning Authority (RPA), is to amend the planning proposal, to
 - a. revise the proposed amendment to Schedule 1 to:
 - restrict the gross floor area of a retail premises to 1,500 square metres; and
 - include an additional provision that requires any adjoining shop to be included in the calculation of gross floor area where pedestrian access is shared or there are other direct links and its gross floor area exceeds 150 square metres; and
 - b. address the Draft South West District Plan.
2. Community consultation is required under sections 56(2)(c) and 57 of the 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 Local Environmental Plans* (Department of Planning and Environment 2016).
3. 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 the RPA from its obligation to conduct a public hearing regarding reclassifying land.
4. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Dated 25th day of May 2017


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission