

Gateway Determination

Planning proposal (Department Ref: IRF21/4484) PP-2021-3107: to amend the development controls for the eastern portion of Cabramatta Town Centre.

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, 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: increase the maximum building height for the land in the eastern portion of Cabramatta Town Centre to 48m; increase the maximum floor space ratio of the site to 3.85:1, 4:1, 6.1:1 and 6.45:1; identify the site as “Cabramatta – Area E” on the Town Centre Precinct, minimum site area map and apply a minimum site area of 1300m², 1800m², 2200m² and 2700m² to certain land within the site; and introduce a new local clause for the site should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to revise the planning proposal, where required:
 - (i) To apply a maximum building height of 48m, 57m, 59m, and 66m across the site, in accordance with the planning proposal considered by Council at its meeting of 19 October 2021.
 - (ii) To include a table, within the planning proposal, that clearly demonstrates:
 - a. The description of the relevant land(s) that is the subject of the local provision,
 - b. The proposed or amended local provision,
 - c. The intent of the local provision,
 - d. Indicative zoning under the employment zones reform,
 - e. Whether the local provision will still be required under the incoming employment zones.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (i) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (ii) 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/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- Environment, Energy and Science (flooding);
 - Transport for NSW;
 - Sydney Water;
 - Telstra;
 - Jemena Gas; and
 - Endeavour Energy.

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. Public exhibition of the proposal must commence no later than 7 February 2022.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 21st day of November 2021.



Catherine Van Laeren
Executive Director, Central River City and
Western Parkland City
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces