



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

Attention: Chris Shinn, Coordinator Strategic Planning

Dear Mr Young

Planning proposal PP-2021-3450 to amend Fairfield 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) received on 19 October 2021 in respect of the planning proposal to allow retail and business premises as additional uses on part of the land at 2 Kamira Avenue, Villawood.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

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.

The amending local environmental plan (LEP) is to be finalised within nine months from the date of the Gateway Determination in line with Council's proposed timeline. 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 six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry 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 Minister 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 enquiries about this matter please contact Cho Cho Myint on 9860 1507 or via chocho.myint@planning.nsw.gov.au

Yours sincerely



4/11/2021

Adrian Hohenzollern
Director, Western
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template