

Mr Bradley Cutts  
General Manager  
Fairfield City Council  
PO Box 21  
FAIRFIELD NSW 1860

Our ref: IRF23/743

Attn: Patrick Warren

Dear Mr Cutts

**Planning proposal PP-2021-3824 to amend Fairfield Local Environmental Plan 2013**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received in respect of the planning proposal to amend Fairfield LEP 2013 to rezone land from RU2 Rural Landscape to IN1 General Industrial at The Horsley Drive and Chandos Road, Horsley Park (known as the Keyhole Lands).

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act Direction 4.4 Planning for Bushfire Protection and Direction 5.1 Integrating Land Use and Transport. Council should ensure this occurs prior to the LEP being made.

Considering the nature of the planning proposal, I have determined that Council may exercise its local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 11 April 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Mr Murray Jay to assist you. Mr Jay can be contacted on 9860 1512.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Naomi Moss', with a stylized flourish at the end.

15 May 2023

**Naomi Moss**  
**Director, Metro West**  
**Planning and Land Use Strategy**

Encl (2):  
Gateway determination  
Plan-making reporting template