

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

Our ref: IRF23/2812

Attention: Chris Shinn

Dear Mr Cutts

Planning proposal PP-2022-3923 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 on 7 November 2023 in respect of the planning proposal to amend the Fairfield Local Environmental Plan 2013 to facilitate a mixed-use development comprising residential, retail and commercial, and public open space for 896- 898 Woodville Road and 15 Hilwa Street, Villawood.

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

In relation to Direction 5.2 Reserving Land for Public Purposes, I have agreed to the reduction/creation of land for public purposes on the basis that Council is satisfied that this part of 896 Woodville Road (Lot 3 DP208677) is no longer required for acquisition and that removal from the proposed Land Reservation Acquisition Map will facilitate the intended development. No further approval is required in relation to the Directions.

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

The proposed local environmental plan (LEP) is to be finalised within nine months from the date of the Gateway Determination. 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.

Should you have any enquiries about this matter, I have arranged for Lara Goldstein, Senior Planner Western to assist you. Ms Goldstein can be contacted on (02) 9895 6408.

Yours sincerely



8/11/2023

Adrian Hohenzollern
Director, Western
Metro West

Encl: Gateway determination