

Mr Bradley Cutts  
General Manager  
Fairfield City Council  
P.O. Box 21  
FAIRFIELD NSW 1860

Our ref:IRD25/9216/IRF25/598

Attention: Mr Andrew Mooney

Dear Mr Cutts

**Planning proposal (PP-2024-1824) 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). The planning proposal seeks to amend the Fairfield Local Environmental Plan 2013 to rezone land at 1 Cutler Road, Lansvale, consistent with the adjacent industrial zoning.

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.

I have also agreed, as delegate of the Secretary, the inconsistencies of the planning proposal with applicable directions of the Minister under section 9.1 of the Act: 6.1 Residential Zone and 7.1 Employment zones, are justified in accordance with the terms of the directions. No further approval is required in relation to the Directions.

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

The proposed local environmental plan (LEP) is to be finalised within 12 months following Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

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, Housing and Infrastructure, August 2023) 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 Terry Doran to assist you. Mr Doran can be contacted on (02) 9860 1579.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tina Chappell', with a stylized, cursive script.

Tina Chappell  
**Director**  
**Local Planning Central West and South**

Encl: Gateway determination