

Ref: IRF25/2543

Mr Bradley Cutts
General Manager
Fairfield City Council
86 Avoca Road
Wakeley NSW 2176

16 June 2025

Subject: Planning Proposal PP-2025-910 to amend Fairfield Local Environmental Plan 2013

Dear Mr Cutts

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) received on 18 July 2024 in respect of the planning proposal to create Special Entertainment Precincts at Canley Vale and Canley Heights.

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.

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 on or before 15 May 2026. 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, Housing and Infrastructure (the department).

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 (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 Lara Levy to assist you, she can be contacted on (02) 9895 6408.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tina Chappell".

Tina Chappell
Director, Local Planning and Council Support

Encl: Gateway determination