

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-3923):** 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.

I, the Director, Western at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Fairfield Local Environmental Plan 2013 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 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal in the following manner:
  - (a) amend the proposed Minimum Site Area, Town Centre Precinct Map and proposed Land Reservation Acquisition Map to correctly reflect the proposed mapping changes; and
  - (b) update the planning proposal Table 5 – Section 9.1 Directions 5.2 Reserving Land for Public Purposes to include Council’s intent to rezone part of the current RE1 Public Recreation zone to another zone.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence within three months following the date of the Gateway determination.

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the EP&A Act:
  - Transport for NSW
  - Sydney Water Corporation
  - Canterbury Bankstown Council
  - Endeavor Energy

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
  - (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **nine months** following the date of the Gateway determination.

Dated 8 November 2023.



**Adrian Hohenzollern**  
**Director, Western, Metro West**  
**Planning, Land Use Strategy & Housing**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and**  
**Public Spaces**