

Gateway Determination

Planning proposal (Department Ref: PP_2015_MOSMA_003_00): to rezone 15 unmade road bushland sites and a part of Quakers Hat North from RE1 Public Recreation to E2 Environmental Conservation.

I, the Director, Metropolitan (CBD) at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that the amendment should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Environment 2013)* and must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 section 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Environment 2013)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and to comply with the requirements of relevant S117 Directions, prior to public exhibition:
 - Department of Trade and Investment – Crown Lands;
 - NSW Rural Fire Service; and
 - Office of Environment and Heritage.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

Comments received from Crown Lands and NSW Rural Fire Service must be incorporated into the planning proposal prior to exhibition.

3. Council is to prepare amending maps in accordance with the Standard Technical Requirements for LEP maps and place these on public exhibition with the planning proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 15th day of October 2015.



Lee Mulvey
Director, Metropolitan (CBD)
Planning Services

Delegate of the Minister for Planning