



Gateway Determination

Planning proposal (Department Ref: PP-2021-3086): Events and Visitor Economy Planning Proposal

I, the Director, Western at the Department of Planning, Industry 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 Wollondilly Local Environmental Plan (LEP) (2011) to facilitate events and the visitor economy should proceed subject to the following conditions:

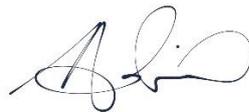
1. Prior to public exhibition:
 - a. Council is to consult the Department of Planning, Industry and Environment (Planning System Policy Branch) to further investigate the planning framework in relation to proposed Amendment 1 and to update the planning proposal to address feedback received.
 - b. References in the planning proposal to the proposed new definitions of 'Tourist Park' and 'Rural Function Centre' be removed and updated with 'Caravan Park' and Function Centre' where relevant.
 - c. The planning proposal is to be updated to include an explanation of the intended local provisions proposed for amendments 4 and 5, and clarify which zones Amendment 4 is intended to apply to.
2. After the proposal has been updated in accordance with Condition 1, and before public exhibition of the proposal, Council is to consult with the Rural Fire Service and update the planning proposal to address feedback received.
3. Following addressing conditions 1 and 2, the revised planning proposal must be forwarded to the Department (Western Team, West Parkland City) for review and approval.
4. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

5. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- NSW Rural Fire Service
 - Department of Primary Industries
 - Transport for NSW
 - Greater Sydney Commission
 - Sydney Water

Each public authority/organisation 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.

6. 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 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).
7. The planning proposal must be submitted to the Department for finalisation 9 months from the date of the Gateway determination.
8. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.
9. Given the nature of the proposal, Council should not be authorised to be the local plan-making authority.

Dated 13 May 2021.



Adrian Hohenzollern
Director, Western
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces