

Gateway Determination

Planning proposal (Department Ref: PP-2021-3824): to rezone land from RU2 Rural Landscape to IN1 General Industrial at The Horsley Drive and Chandos Road, Horsley Park (known as the Keyhole Lands).

I, the A/Director, Metro West at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Fairfield Local Environmental Plan 2013 to rezone land from RU2 Rural Landscape to IN1 General Industrial at The Horsley Drive and Chandos Road, Horsley Park (known as the Keyhole Lands) should proceed subject to the following conditions:

1. The planning proposal is to be updated prior to exhibition, as follows:
 - (a) Include an employment zones transition table; and
 - (b) Update all LEP Map Sheets to be consistent with the Standard Technical Requirements for Spatial Datasets and Maps;
2. Prior to public exhibition, prepare a revised civil engineering report that allows watercourses to largely flow naturally rather than implementing engineering solutions.
3. 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 30 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 4 months following the date of the gateway determination.

The draft site-specific Development Control Plan and Voluntary Planning Agreement (VPA) Letter of Offer should be exhibited concurrently with the planning proposal.

4. 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
 - NSW State Emergency Service
 - NSW Rural Fire Service
 - NSW Environment and Heritage
 - Heritage NSW
 - Greater Cities Commission

- Sydney Water
- Natural Resource Access Regulator
- Western Sydney Parklands Trust
- Jemena
- TransGrid
- Endeavour Energy
- Relevant infrastructure providers for telephone and NBN.

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.

5. 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).
6. The Council as 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:
 - (c) the planning proposal authority has satisfied all the conditions of the gateway determination,
 - (d) 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
 - (e) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 15 May 2024.

15 May 2023



Adrian Hohenzollern
Director, Metro West
Planning and Land Use Strategy
Department of Planning and Environment

Delegate of the Minister for Planning