



Gateway Determination

Planning proposal (Department Ref: PP-2021-3982): to develop the visitor economy and employment land uses

I, the Acting Executive Director, Central River City and Western Parkland City 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 develop the visitor economy and employment land uses should proceed subject to the following conditions:

1. Prior to community consultation, 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 the relevant Section 9.1 Directions:
 - a. Water NSW
 - b. Camden Airport Limited
 - c. Civil Aviation Safety Authority
 - d. Airservices Australia
 - e. Department of Infrastructure and Regional Development
 - f. NSW Rural Fire Service.
2. Also prior to community consultation, the planning proposal is to be updated to:
 - a. Include mapping that identifies which properties are intended to be affected by the proposed Bush Fire Provision Area Mapping;
 - b. Provide clarity and further explanation on the intended effect of the proposed Bush Fire Provision Area Mapping;
 - c. Demonstrate how the proposal will support relevant objectives of Council's Rural Lands Strategy;
 - d. Clarify the intended Land Use Table changes for Amendment 4 and 5;
 - e. Identify that the wording of the proposed local provisions are indicative only and subject to change upon finalisation of the proposal; and
 - f. Reflect feedback and any relevant amendments to the proposal following consultation with the authorities and organisations listed as part of Condition 1 of the Gateway Determination.
3. 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).

4. 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:
- Department of Primary Industries
 - National Parks and Wildlife Services
 - NSW Rural Fire Service
 - State Emergency Service
 - Sydney Water
 - Transport for NSW
 - Water NSW
 - Subsidence Advisory NSW
 - Department of Infrastructure and Regional Development and relevant airport authorities

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 28 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 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 planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **8 months** following the date of the Gateway determination.

Dated 23rd day of July 2021.



Amanda Harvey
Acting Executive Director
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

