

The Department issued a Gateway Determination on 11 October 2023. Since then, the planning proposal and supporting documents have been updated in accordance with the Gateway Conditions. An assessment against the Gateway Determination has been undertaken (see table below).

The Agile Planning team is satisfied that the planning proposal and supporting documents have been amended to meet the conditions of the Gateway Determination and the planning proposal can be placed on public exhibition.

Gateway Condition		Assessment
<b>1. Prior to exhibition, the planning proposal and supporting documents are to be amended to:</b>		
<b>1(a)</b>	reflect the revised planning proposal considered by the Sydney Central Planning Panel on 8 September 2023	<b>Condition Met</b> The planning proposal has been updated to reflect the revised Planning Proposal.
<b>1(b)</b>	provide an assessment of the consistency of the revised planning proposal with all relevant strategic plans and policies.	<b>Condition Met</b> The planning proposal has been updated to provide an assessment against the relevant strategic plans and policies.
<b>2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:</b>		
<b>2(a)</b>	the planning proposal is categorised as standard, as described in the <i>Local Environmental Plan Making Guideline</i> (Department of Planning, Housing and Infrastructure, August 2023) and must be made publicly available for a minimum of 20 working days; and	The planning proposal and its supporting documents was publicly exhibited from 13 November to 11 December 2023, which meets the 20-day requirement.
<b>2(b)</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 <i>Local Environmental Plan Making Guideline</i> (Department of Planning, Housing and Infrastructure, August 2023).	The exhibition documents and methodology comply with the relevant provisions of the EP&A Act 1979 and the LEP Making Guidelines as referenced in the condition.
<b>3</b>	Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or comply with the requirements of applicable directions of the Minister under section 9 of the Act: <ul style="list-style-type: none"> <li>The Hills Shire Council</li> <li>Transport for NSW</li> <li>Sydney Water</li> </ul>	Formal consultation with these public authorities and government agencies was completed during the public exhibition in accordance with the Gateway Determination.

# Assessment Against Gateway Determination

PP-2022-1202



Gateway Condition		Assessment
	<ul style="list-style-type: none"><li>Other utility providers</li></ul> <p>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 working days to comment on the proposal.</p>	
4	A site-specific Development Control Plan or identification of similar LEP mechanism must be in place prior to finalisation.	Noted. The proponent is working with Council to develop a site-specific DCP.
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).	Noted.

The LEP should be completed on or before 7 August 2024.