

Gateway Determination

Planning proposal (Department Ref: PP-2022-1673): to rezone 4 Hall Street, Pitt Town from SP2 Infrastructure (Water Supply Infrastructure) to R5 Large Lot Residential and apply associated planning controls.

I, the Acting Director, Central (Western) at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Hawkesbury Local Environmental Plan 2012 to rezone 4 Hall Street, Pitt Town from SP2 Infrastructure (Water Supply Infrastructure) to R5 Large Lot Residential and apply associated planning controls should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal is to be updated to:
 - (a) Ensure that the site is clearly identified on all maps and figures.
 - (b) Include a map showing the areas of affected by the 1% AEP flood event and areas of the site affected by the PMF flood event overlaid with the proposed development area.
 - (c) Address evacuation requirements and proposed evacuation routes during flood events, including council's assessment of the capacity of the regional flood evacuation network.
 - (d) Address the *Resilient Valley, Resilient Communities – Hawkesbury-Nepean Valley Flood Risk Management Strategy*.
 - (e) Address Direction 4.3 Planning for Bushfire Protection and to include a map showing the areas of the site affected by the bushfire vegetation buffer zone.
 - (f) Address Direction 5.2 Reserving Land for Public Purposes.
2. Prior to finalisation, the planning proposal is to be updated to confirm that Council is satisfied that suitable site servicing arrangements can be made.
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (g) 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 20 working days; and
 - (h) 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).

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:

- NSW Rural Fire Service
- Relevant utility providers, including Endeavour Energy
- NSW State Emergency Service (SES).

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.

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 LEP should be completed on or before 15 December 2023. Public exhibition of the proposal is to commence by May 2023 and the proposal is to be reported to Council by October 2023.

Dated 1 March 2023.



Robert Hodgkins
Acting Director
Central (Western)
Department of Planning and Environment

Delegate of the Minister for Planning and Homes