

Assessment Against Gateway Determination

PP-2022-2519 – 4,12, and 14 Cowan Road, St Ives



The Department of Planning, Housing and Infrastructure issued a Gateway Determination on 12 July 2024. An assessment against the Gateway Determination has been undertaken (see **Table 1**).

The Planning Proposal Authority team is satisfied that the planning proposal and supporting documents have met the conditions of the Gateway Determination and the planning proposal can proceed to finalisation.

Gateway Condition	Assessment
1. Prior to community consultation, the planning proposal is to be updated to include a revised project timeline in accordance with the Gateway determination timeframes.	Condition met. On 24 July 2024, the proponent provided an updated proposal with a revised project timeline. The PPA team has reviewed the updated proposal and is satisfied that the revised timeline is in accordance with the dates outlined in the Gateway determination.
2. 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, Housing and Infrastructure, 2023) and must be made publicly available for a minimum of 20 working days; and	Condition met. Planning proposal and its supporting documents were placed on public exhibition for 20 working days from 18 September 2024 to 17 October 2024.
(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, Housing and Infrastructure 2023).	Condition met. 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.
3. Consultation is required with the following public authorities: <ul style="list-style-type: none">• Ku-ring-gai Council;• Transport for NSW;• Heritage NSW;• NSW Rural Fire Service;• Sydney Water;	Condition met. Formal consultation was undertaken with during public exhibition and in accordance with the Gateway determination.

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Gateway Condition	Assessment
<ul style="list-style-type: none">Department of Climate Change, Energy, the Environment and Water (Biodiversity Conservation and Science) and;Other relevant utility providers, such as Ausgrid.	
4. 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 the local plan-making authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	N/A
5. The LEP should be completed on or before 9 May 2025.	The LEP is on track to being completed by 9 May 2025, with the planning proposal projecting timeline aligning with this date.

Table 1 - Summary Against Gateway Determination