

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-3978):** To amend *State Environmental Planning Policy (Precincts—Western Parkland City) 2021*, to rezone the Gilead Stage 2 site for urban development and conservation purposes, and associated amendments.

I, Tim Raimond, Deputy Secretary, Planning and Land Use Strategy 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 above planning proposal should proceed subject to the following conditions:

1. 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 9.1 of the EP&A Act:

- Transport for NSW
- Sydney Water
- Heritage NSW
- NSW Health
- Campbelltown City Council
- Environment and Heritage Group
- Schools Infrastructure NSW
- Rural Fire Service
- Water NSW
- Tharawal Local Aboriginal Land Council,
- Division of Resources and Geoscience of the Department of Regional NSW, and
- NSW Subsidence Authority

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 28 days to comment on the proposal.

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 complex 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 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 *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2022).

Exhibition must commence within one month following the date of the gateway determination.

3. The planning proposal must be reported to the Planning Secretary, as Planning Proposal Authority, for a final recommendation 5 months from the date of the Gateway determination.
4. The timeframe for completing the LEP is to be 8 months from the date of the Gateway determination.
5. Given the nature of the proposal, the Planning Secretary is not authorised to be the local plan-making authority.
6. 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.
7. The LEP should be completed on or before 17 July 2023.

Dated: Sixteenth day of November 2022.



**Tim Raimond**  
Deputy Secretary  
Planning and Land Use Strategy  
Department of Planning and Environment

### Delegate of the Minister for Planning