

Gateway Determination

Planning proposal (Department Ref: PP-2023-1092): which seeks to permit a 'vehicle repair station' on the site at 3 Emerald Hills Boulevard, Leppington.

I, the Director Western, Metro West, at the Department of Planning, Housing and Infrastructure, 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 *Camden Local Environmental Plan 2010* to permit a 'vehicle repair station' as an additional permitted use at 3 Emerald Hills Boulevard, Leppington, should proceed subject to the following conditions:


1. 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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 10 working 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 Guideline* (Department of Planning and Environment, August 2023).

Exhibition must commence within 2 months following the date of the Gateway determination.

2. Consultation is required with Transgrid under section 3.34(2)(d) of the Act. Transgrid is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.
3. 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).
4. Given the nature of the planning proposal, Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority 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 applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.

5. The timeframe for completing the LEP is to be 6 months from the date of the Gateway determination.

Dated 6 March 2024



Adrian Hohenzollern
Director Western
Metro West
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces