

The Department of Planning, Housing and Infrastructure issued a Gateway Determination on 23 April 2024 which was subsequently altered via a Gateway Alteration on 7 November 2025. An assessment against the Gateway Determination (as altered) 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.

Table 1 - Summary Against Gateway Determination

Gateway Condition	Assessment
The LEP should be completed on or before 5 May 2025 The LEP should be completed on or before 27 July 2026	Noted
1. Prior to exhibition, the planning proposal is to be updated to:	
(a) Carry out consultation with the NSW Rural Fire Service (RFS) to inform the planning proposal so that it addresses the potential overall increase in occupancy numbers on the site and can demonstrate the ability to achieve compliance with the relevant performance criteria in <i>Section 6.4</i> in '<i>Planning for Bushfire Protection 2019</i>'. The planning proposal is to be updated to address the consistency with <i>Section 9.1 Direction 4.3 Planning for Bushfire Protection</i> and demonstrate justification for the planning proposal.	Condition satisfied Prior to exhibition, consultation was undertaken with the NSW Rural Fire Service. The planning proposal was updated to address the RFS comments, including preparation of a Strategic Bushfire Study and exclusion of the existing RACF from the proposed LEP amendments.
(b) Address consistency with <i>9.1 Direction 5.1 – Integrating Land Use and Transport</i> through an assessment against the objectives of Direction and the aims, objectives and principles of:	
i. <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and	Condition satisfied The planning proposal addresses <i>Direction 5.1</i> in Table 10 – Assessment against Section 9.1 Directions, supported by <i>Section 2.1.7.4 – Public Transport</i> and <i>Section 2.3 – Surrounding Road, Rail and Bus Network</i>.
ii. <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001)	Condition satisfied The planning proposal addresses <i>Direction 5.1</i> in Table 10 – Assessment against Section 9.1 Directions. Table 10 includes consideration of <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001), supported by <i>Section 2.1.8 – Social Infrastructure</i> and <i>Section 2.1.9 – Services and Utilities</i>

Assessment Against Gateway Determination

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Gateway Condition	Assessment
(c) Include an updated timeline based on the issuing of the Gateway determination.	Condition satisfied The planning proposal was updated to include an amended timeline consistent with the Gateway Determination. An updated project timeline is also included in the post-exhibition report.
2. Prior to community consultation, the planning proposal is to be revised to address the above conditions and forwarded to the Department for review and approval.	Condition satisfied Prior to community consultation, the revised planning proposal was forwarded to the Department for review. On 7 November 2025, the Department confirmed that it had reviewed the revised proposal and granted approval for it to be placed on public exhibition.
3. That the site-specific development control plan (DCP) be exhibited with the planning proposal	Condition satisfied A draft indicative site-specific DCP was included within the package placed on exhibition with the planning proposal.
4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:	
(d) the planning proposal is categorised as complex as described in the <i>Local Environmental Plan Making Guideline</i> (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and	Condition satisfied The planning proposal and supporting documents were publicly exhibited from 20 November 2025 to 28 January 2026 (inclusive). This satisfies the minimum public exhibition period required by the Gateway Determination.
(e) 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 and Environment, August 2023).	Condition satisfied The exhibition documents and exhibition process complied with the relevant provisions of the <i>Environmental Planning and Assessment Act 1979</i> and the <i>Local Environmental Plan Making Guideline</i> . Public notification material, including exhibition letters and a fact sheet, formed part of the exhibition package.
5. 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	Condition satisfied Consultation was undertaken with the agencies identified in the Gateway Determination, being the NSW Rural Fire

Gateway Condition	Assessment
the requirements of applicable directions of the Minister under section 9 of the Act: • NSW Rural Fire Service (RFS); • Sydney Water; • Ausgrid; • Jemena; and • Transport for NSW 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.	Service, Sydney Water, Ausgrid, Jemena and Transport for NSW. The post-exhibition report records that submissions were received from all of these agencies during exhibition.
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 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