

## Gateway Determination

**Planning proposal (Department Ref: PP-2023-1336):** Rezone land at 2-20 Telegraph Rd, Young to facilitate expansion of a steel fabrication business

I, the Manager Southern, Western and Macarthur Region, 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 Hilltops Local Environmental Plan 2022 to Rezone land at 2-20 Telegraph Rd Young to facilitate expansion of a steel fabrication business should proceed subject to the following

The 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.

The LEP should be completed on or before 12 months from the date of this Gateway determination.

### Gateway Conditions

1. For clarity and ease of understanding, the planning proposal is to be updated prior to consultation to only include the objectives and provisions supported by Council's resolution, by removing discussion about the proposal lodged by the proponent.
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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 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).

The draft contributions plan (VPA) for the subject site as far as practicable is to be exhibited at the same time and in the same way as the planning proposal.

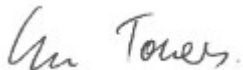
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- Transport for NSW
- Department of Climate Change, Energy, THE Environment and Water (DCCEEW)
- Natural Resources Access Regulator (NRAR)
- Environmental Protection Authority (EPA)
- Crown Lands

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.

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 Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 30 August 2024



**Graham Towers**  
**Manager, Southern, Western and**  
**Macarthur Region**  
**Local Planning and Council Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning**  
**and Public Spaces**