

Gateway Determination

Planning proposal (Department Ref: PP-2023-1685): Redbank estate subdivision boundary rezoning – 61 Yobarnie Avenue, North Richmond – Lot 3 DP 1290060

I, the Director Central (Western) 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 Hawkesbury Local Environmental Plan 2012 to amend zone boundaries of the Redbank estate North Richmond should proceed subject to the following –

The LEP should be completed on or before 1 November 2024.

Gateway 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 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).

No consultation is required with public authorities or government agencies under section 3.34(2)(d) of the Act.

2. 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 23 April 2024



Felicity No
Director Central West and South
Metro West
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces