

Gateway Determination

Planning proposal (Department Ref: PP-2024-1780): to amend Hawkesbury Local Environmental Plan 2012 by rezoning land located at 322 Grose Vale Road, Grose Vale, for housing and open space purposes.

I, the Director 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 is to 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 10 April 2026.

Gateway Conditions

1. Prior to exhibition, endorsement is to be provided by a suitably qualified engineer to the letter from Redbank Communities dated 5 August 2024 submitted for the Water Cycle Management Report.
2. Prior to finalisation, clarify the dedication of land to Council to satisfy Section 9.1 Direction 5.2 *Reserving Land for Public Purposes*.
3. 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 Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 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).
4. 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:
 - Sydney Water
 - Endeavour Energy
 - Transport for New South Wales

- NSW Rural Fire Service

Note: consultation is required with this agency before exhibition to satisfy Section 9.1 Direction 4.3 *Planning for Bushfire Protection*.

- School Infrastructure NSW
- State Emergency Service
- NSW Department of Climate Change, Energy, the Environment and Water
- NSW Department of Primary Industries
- Heritage 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 days to comment on the proposal.

5. 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. 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 10 April 2025



Tina Chappell
Director
Local Planning Central West and South
Department of Planning, Housing and
Infrastructure
Delegate of the Minister for Planning and
Public Spaces