

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-676):** allow for amended Approval Requirements for Horticulture in Rural Zones

I, Graham Towers, the A/Director, Southern, Western & Macarthur Region at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Wollondilly Local Environmental Plan 2011 to allow for amended Approval Requirements for Horticulture in Rural Zones 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 Guidelines* (Department of Planning and Environment, 2022) and must be made publicly available for a minimum of 20 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 Guidelines* (Department of Planning and Environment, 2021).

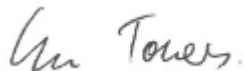
Exhibition must commence before the end of August 2024.
2. Prior to exhibition, a map showing lands where the planning proposal applies is to be provided. This shall include showing a layer of land subject to the Wildlife Buffer Zone from Western Sydney Airport under State Environmental Planning Policy (Precincts—Western Parkland City) 2021.
3. Prior to community consultation, consultation is recommended with the following public authorities: Western Sydney Airport Corporation and Department of Infrastructure, Transport, Regional Development, Communications and the Arts. Advice from these agencies should be considered if the planning proposal is to be updated.
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:
  - Western Sydney Airport Corporation
  - Department of Infrastructure, Transport, Regional Development, Communications and the Arts
  - Department of Primary Industries
  - Department of Mining, Exploration and Geoscience
  - Water 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 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).
6. The LEP should be completed on or before 6 December 2024.

24 May 2024



**Graham Towers**  
**A/ Director**  
**Southern, Western & Macarthur**  
**Region**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning**