



Gateway Determination

Planning proposal (Department Ref: PP_2020_BLACK_004_00): to rezone Lot 17 Section 26 on DP1459, 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation.

I, the Director Central (Western) at the Department of Planning, Industry and Environment, 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 State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone Lot 17 Section 26 DP 1459, 115 Crown Street, Riverstone from SP2 Infrastructure (Educational Establishment) and R2 Low Density Residential to RE1 Public Recreation should proceed subject to the following conditions:

1. Prior to public exhibition Council is to:
 - (a) amend the planning proposal to identify that the planning proposal is capable of complying with section 9.1 Direction 2.6 Remediation of Contaminated Land and 4.3 Flood Prone Land;
 - (b) consult with the NSW Rural Fire Service in accordance with section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments of this agency.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Sydney Water
 - Department of Education
 - Environment, Energy and Science
 - NSW Rural Fire Service

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 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).
5. As the planning proposal seeks to amend the State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Council should not be authorised to be the local plan-making authority to make this plan.
6. The time frame for completing the LEP is to be **8 months** following the date of the Gateway determination.

Dated 13 day of October 2020.



Jane Grose
Director Central (Western)
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces