



Gateway Determination

Planning proposal (Department Ref: PP_2020_HAWKE_001_00): to reclassify and rezone land in Vineyard and Pitt Town.

I, the Acting 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 Hawkesbury Local Environmental Plan (LEP) 2012 to reclassify and rezone land in Vineyard and Pitt Town should proceed subject to the following conditions:

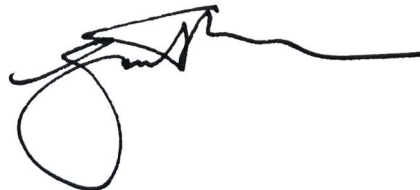
1. Prior to public exhibition, Council is to amend the planning proposal as follows:
 - (a) Under Part 2 – Explanation of Provisions, update to reflect the correct amendments to the lot size map, height of buildings map, Schedule 4 Classification and reclassification of public land and supporting reclassification map.
 - (b) Under Part 3 – Justification, amend the following:
 - a. remove the reference to the previous region plan ‘6.2.1 A Plan for Growing Sydney’;
 - b. include a commentary on the proposal’s consistency with Planning Priority 17 Better Managing Rural Areas of the Western City District Plan;
 - (c) include assessment under the Hawkesbury Draft Local Strategic Planning Statement;
 - (d) undertake a preliminary site investigation in accordance with the contaminated land planning guidelines for 7 Fernadell Drive, Pitt Town; and
 - (e) Consult the NSW Rural Fire Service prior to public exhibition in accordance with Section 9.1 Direction 4.4 Planning for Bushfire Protection and address any comments from 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 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:

- NSW Rural Fire Service
- Environment, Energy and Science
- Transport for NSW

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 required to be held into the matter by any person or body under section 3.34(2)(e) of the Environmental Planning and Assessment Act 1979 and Section 29 of the Local Government Act 1993. After the public exhibition period has ended, at least 21 days public notice is to be given before the hearing is held.
5. Given the planning proposal seeks to reclassify Council land, 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 **12 months** following the date of the Gateway determination.

Dated 5th day of August 2020.



Gina Metcalfe
Acting Director, Central (Western)
Central River & Western Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces