



Mr Dave Walker
General Manager
The Hills Shire Council
PO Box 75
Baulkham Hills BC NSW 2153

Attention: Piers Hemphill

Dear Mr Walker

***Planning proposal to amend The Hills Local Environmental Plan 2012 –
Reclassification of 11 New North Rocks Road, North Rocks***

I am writing in response to your Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the above planning proposal.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed that any inconsistency with Section 117 Direction 6.2 is of minor significance. No further approval is required in relation to Section 117 Directions.

The Minister delegated his plan making powers to councils in October 2012. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

Council is reminded of its obligations for undertaking a public hearing in relation to the proposed reclassification of land in accordance with the Department's practice note PN09-003, *Classification and reclassification of public land through a local environmental plan*. Your attention is drawn to the requirements under Attachment 2 of the practice note. A copy is enclosed for your information.

The amending Local Environmental Plan is to be finalised within 9 months of the week following the date of the Gateway determination. Council should commence exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the Plan should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be sent to the Department for administrative purposes.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.

Should you have any queries in regard to this matter, please contact Chris Browne of the Metropolitan Delivery (Parramatta) office of the Department on 02 9860 1108.

Yours sincerely,



Terry Doran
Acting Director
Metropolitan (Parramatta)
Planning Services

10/11/14

Gateway Determination

Planning proposal (Department Ref: PP_2014_THILL_006_00): Reclassification of 11 New North Rocks Road, North Rocks from 'Community' to 'Operational'

I, the Acting Director, Metropolitan (Parramatta) at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* that an amendment to The Hills Local Environmental Plan 2012 to reclassify land at 11 New North Rocks Road, North Rocks, from 'Community' to 'Operational', should proceed subject to the following conditions:

1. No consultation is required with public authorities under section 56(2)(d) of the *Environmental Planning & Assessment Act 1979*.
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **14 days**; and
 - (b) the relevant planning 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 5.5.2 of *A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013)*.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning & Assessment Act 1979*. 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).
4. The timeframe for completing the Local Environmental Plan is to be **9 months** from the week following the date of the Gateway determination.



Terry Doran
Acting Director, Metropolitan (Parramatta)
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning

10/11/14



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

The Hills Shire Council is authorised to exercise the functions of the Minister for Planning under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2014_THILL_006_00	Planning proposal – Reclassification of 11 New North Rocks Road, North Rocks, from 'Community' to 'Operational'

In exercising the Minister's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 10 November 2014

Terry Doran
Acting Director
Metropolitan (Parramatta)
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning