

## Gateway Determination

***Planning proposal (Department Ref: PP\_2020\_THILL\_001\_00): to rezone land and amend the maximum height of buildings on 2 Green Road, Castle Hill to facilitate the expansion of the Museum Discovery Centre.***

I, the Acting Director 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 Hill Local Environmental Plan (LEP) 2019 to rezone and amend the maximum height of buildings of the subject site at 2 Green Road, Castle Hill should proceed subject to the following conditions:

1. The planning proposal is to be amended prior to exhibition to address the following:
  - a. Planning Priority C15 'Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes';
  - b. Planning Priority C16 'Increasing urban tree canopy cover and delivering Green Grid connections';
  - c. Visual Impact Analysis, indicative landscape plan and photomontages showing views of the proposed development outcome viewed from the low density residential areas along Sunderland Avenue, Sunderland Avenue Reserve to the north and from within the TAFE campus.
  - d. Evidence of TAFE's 'in-principle' agreement (via a letter or similar) to:
    - i. Future development on TAFE's land for the expansion of the Museum Discovery Centre;
    - ii. The proposed relocation of tree planting with consideration afforded to implications for any future growth of the TAFE facility;
    - iii. Relocation of car parking spaces within the TAFE site;
    - iv. Formalisation of existing access arrangements by creation of an easement to allow vehicular access between the Museum Discovery Centre and TAFE to ensure certainty about a legal right of access; and
    - v. Continued arrangements to accommodate "overflow" parking associated with Museum Discovery Centre weekend events.
  - e. Clarification with respect to the intended arrangements for any tree replanting proposed off-site including negotiation with Council to identify possible suitable planting locations.
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:
- Environment, Energy and Science
  - Transport for NSW
  - Department of Education
  - Endeavor Energy
- 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. The planning proposal authority is authorised as the local plan-making authority to exercise the functions 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.

6. The time frame for completing the LEP is to be **7 months** following the date of the Gateway determination.

Dated 30<sup>th</sup> day of April 2020.

A handwritten signature in black ink, appearing to be 'Gina Metcalfe', with a large loop at the bottom left and a horizontal line extending to the right.

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

**Delegate of the Minister for Planning**  
**and Public Spaces**