



Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
BAULKHAM HILLS NSW 2153

Dear Mr Edgar

Planning proposal PP_2019_THILL_0020_00 to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 17 June 2019 in respect of the planning proposal to reclassify Council-owned land at 15Z Nelson Road, Box Hill (Lot 1 DP 136174) from 'community' to 'operational' land.

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

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Direction 6.2 Reserving Land for a Public Purpose is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

I have determined not to condition the Gateway for Council to be the local planning authority given the proposal affects Council owned land. I also note the Gateway determination requires an independent chaired public hearing is to be conducted as required under the Local Government Act 1993.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The State government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Angela Hynes to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely

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.

14 September 2019

Gina Metcalfe
Acting Director Central (Western)
Greater Sydney, Place and Infrastructure

Encl: Gateway determination