



Planning & Environment

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Mr Dave Walker
General Manager
The Hills Shire Council
PO Box 7064
Baulkham Hills BC 2153

Our ref: PP_2015_THILL_003_00 (15/02398)
Your ref: 9/2015/PLP

Attention: Alicia Jenkins

Dear Mr Walker

Planning proposal to amend The Hills LEP 2012 – Reclassification of land at 5 Jackson Place, Kellyville from community to operational land.

I am writing in response to your Council's letter dated 11 December 2014 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), concerning reclassification of Lot 601 DP 1083182, 5 Jackson Place, Kellyville from community land to operational land.

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.

In relation to Section 117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes. No further approval is required in relation to this Direction.

Council is reminded of its obligations for undertaking a public hearing and providing adequate information regarding the discharge of any interests 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*.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made 6 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 54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Amar Saini of the Metropolitan Region (Parramatta) office on 02 9860 1130.

Yours sincerely,

2/3/2015

Rachel Cumming
Director, Metropolitan Region (Parramatta)
Planning Services



Gateway Determination

Planning proposal (Department Ref: PP_2015_THIL_003_00): to amend draft The Hills Local Environmental Plan 2012 concerning reclassification of land at 5 Jackson Place, Kellyville from community to operational land.

I, the Director, Metropolitan Region (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 and Assessment Act 1979* (EP&A Act), that an amendment to the draft The Hills Local Environmental Plan 2012 concerning reclassification of Lot 601 DP 1083182, 5 Jackson Place, Kellyville from community to operational land, should proceed subject to the following conditions:

1. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be made publicly exhibited for 28 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 the planning proposal as identified in section 5.5.2 of *A Guide to preparing local environmental plans* (Department of Planning and Environment 2013).
2. A public hearing is not required to be held in relation to this matter by any person or body under section 52(2)(e) of the EP&A 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).
3. The timeframe for completing the local environmental plan is to be 6 months from the week following the date of the Gateway determination.

Dated 2nd day of March 2015.

Rachel Cumming
Director, Metropolitan (Parramatta)
Planning Services

Delegate of the Minister for Planning