

Gateway Determination

Planning proposal (Department Ref: PP_2018_THILL_009_00): to rezone 64 Mackillop Drive, Norwest and 34 Salamander Grove, Baulkham Hills

I, the Director, Sydney Region West, at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan (LEP) 2012 to rezone 64 Mackillop Drive, Norwest and 34 Salamander Grove, Baulkham Hills, to part R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation and amend associated development standards, should proceed subject to the following conditions:

1. Prior to community consultation the location of the proposed RE1 Public Recreation Zone should be reviewed having regard to the usability of the land for this purpose and if required, provide alternative options for the provision of public open space within the site to meet the needs of the future population.
2. The proposal is to investigate and address any local road network improvements that may be required because of the rezoning, considering factors such as the opening of Sydney Metro Northwest and other developments in the surrounding area.
3. 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
4. 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:
 - Transport for NSW;
 - Roads and Maritime Services; and
 - Office of Environment and Heritage – Heritage Division.

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.

5. 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).
6. The time frame for completing the LEP is to be 12 months following the date of the Gateway determination.

Dated 11th day of October 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission