



Gateway Determination
Planning proposal (PP_2015_THILL_009_00):
Circa Precinct Seniors Housing Proposal

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 & Assessment Act 1979* that an amendment to The Hills Local Environmental Plan 2012 to facilitate development of a seniors housing precinct on land at 26, 28 and 30 Norbrik Drive, Bella Vista, should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the relevant planning authority is to satisfy the Secretary that the planning proposal is consistent with Section 117 Direction 4.3 Flood Prone Land (or that any inconsistency is minor or justified).
2. Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning & Assessment Act 1979*:
 - a. Transport for NSW;
 - b. Transport for NSW – Roads and Maritime Services;
 - c. Endeavour Energy;
 - d. Sydney Water;
 - e. Ambulance Service of NSW;
 - f. Family and Community Services – Ageing Disability and Home Care; and
 - g. NSW State Emergency Service.
3. 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 **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 planning proposals as identified in Section 5.5.2 of *A Guide to Preparing Local Environmental Plans (Department of Planning & Infrastructure 2013)*.
4. 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).
5. The timeframe for completing the Local Environmental Plan is to be **nine (9) months** from the week following the date of the Gateway determination.

R Cumming

19/11/2015

Rachel Cumming
Director, Metropolitan Region (Parramatta)
Planning Services
Department of Planning and Environment
Delegate of the Minister for Planning