



Planning & Environment

Mr Dave Walker
General Manager
The Hills Shire Council
PO Box 75
Baulkham Hills BC 2153

Attention: Anne Banyai

Contact: Georgina Ballantine
Phone: 9860 1568
Email: georgina.ballantine@planning.nsw.gov.au

Our Ref: 15/04132
Your Ref: 6/2014/PLP

Dear Mr Walker

Planning proposal - State Environmental Planning Policy (Sydney Region Growth Centres) 2006 – Box Hill Employment Lands

I am writing in response to Council's letter dated 18 December 2014 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* in respect of the above planning proposal.

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 consideration of Section 117 Direction 6.2 Reserving Land for Public Purposes, approval is given for the rezoning to create an additional 3.3ha of land for public purposes in the RE1 Public Recreation zone. No further approval is required.

The amending Local Environmental Plan is to be finalised within 12 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 for the Department to draft and finalise the plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning and Assessment Act 1979* if the time frames in this determination are not met.

Should you have any queries in regard to this matter, please contact Georgina Ballantine of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1568.

Yours sincerely

3/3/2015

Rachel Cumming
Director
Metropolitan Region (Parramatta)
Planning Services

Gateway Determination

Planning proposal (Department Ref: PP_2015_THILL_002_00): Box Hill Employment Lands

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* that an amendment to the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 to rezone various lots known as Box Hill Employment Lands should proceed subject to the following conditions:

1. Prior to exhibition, the planning proposal should be updated to include a discussion regarding its consistency with 'A Plan for Growing Sydney' which was adopted by the State Government in December 2014.
2. Consultation is required with the following public authorities under section 56(2)(d) of the *Environmental Planning and Assessment Act 1979* and/or to comply with the requirements of relevant Section 117 Directions:
 - a) Endeavour Energy
 - b) Local Land Services (former Hawkesbury Nepean Catchment Management Authority)
 - c) Jemena
 - d) NSW Office of Environment and Heritage – Heritage Division
 - e) NSW Rural Fire Service
 - f) Roads and Maritime Services
 - g) Sydney Water
 - h) Telstra
 - i) Transgrid
 - j) Transport for NSW
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 **12 months** from the week following the date of the Gateway determination.

RJ Cumming

3/3/2015

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