



Planning & Infrastructure

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Our ref: PP_2013_THILL_004_00 (13/05592)
Your ref: 5/2013/PLP

Mr Dave Walker
General Manager
The Hills Shire Council
PO Box 75
CASTLE HILL NSW 1765

Dear Mr Walker,

Planning proposal to amend State Environmental Planning Policy - Sydney Region Growth Centres 2006

I am writing in response to your Council's letter dated 18 March 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend State Environmental Planning Policy (SEPP) - Sydney Region Growth Centres to enable the subdivision of land in the North Kellyville Precinct, which is split-zoned part R2 Low Density Residential and part E4 Environmental Living, below the minimum lot size.

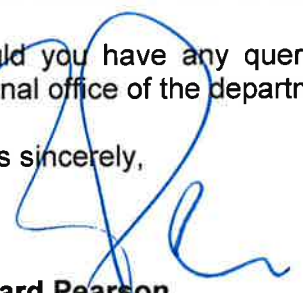
As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

The amending 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 NSW State Government is committed to reducing the time taken to complete plans 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.

Should you have any queries in regard to this matter, please contact Chris Browne of the regional office of the department on 02 9860 1560.

Yours sincerely,


Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery

28/5/13

Gateway Determination

Planning proposal (Department Ref: PP_2013_THILL_004_00): to facilitate an amendment to SEPP Sydney Region Growth Centres.

I, the Deputy Director General, Planning Operations and Regional Delivery at the Department of Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to State Environmental Planning Policy (SEPP) - Sydney Region Growth Centres to enable the subdivision of land in the North Kellyville Precinct, which is split-zoned part R2 Low Density Residential and part E4 Environmental Living, below the minimum lot size should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning & Infrastructure 2013) and must be made publicly available for a minimum of **14 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 LEPs* (Department of Planning & Infrastructure 2013).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage
 - Hawkesbury-Nepean Catchment Management Authority
 - Department of Planning and Infrastructure – Strategies and Land Release

Each public authority 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.
3. A public hearing is not required to be held into the matter by any person or body under section 56(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).
4. The timeframe for completing the plan is to be **12 months** from the week following the date of the Gateway determination.

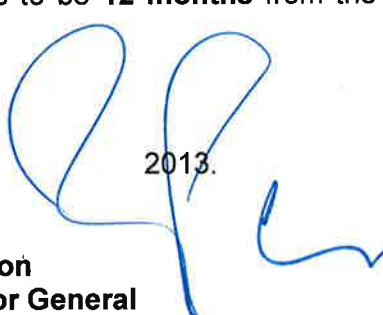
Dated

28

day of

May

2013.


Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure