

Gateway Determination

Planning Proposal (Department Ref: PP_2017_THILL_004_00): to amend The Hills Local Environmental Plan 2012 to rezone land at 582 and 582A Old Northern Road, Dural for medium density residential purposes.

I, the Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan 2012 to rezone land at 582 and 582A Old Northern Road, Dural for medium density residential purposes should proceed subject to the following conditions:

1. Consultation with the following agencies is to be carried out prior to community consultation:

- (a) the Commissioner of the NSW Rural Fire Service; and
- (b) the Office of Environment and Heritage (OEH).

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. Council will need to take into consideration any comments received and update the proposal where required, prior to undertaking community consultation.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act 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 and Environment 2016).
3. During community consultation, the following public authorities are to be consulted under section 56(2)(d) of the Act:
 - (a) Roads and Maritime Services;
 - (b) the Environmental Protection Authority;
 - (c) Endeavour Energy;
 - (d) Sydney Water; and
 - (e) Hornsby Shire Council.

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.

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 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).
5. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 25th day of May 2017



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission