

Gateway Determination

Planning proposal (Department Ref: PP_2016_THILL_014_00): to split *The Hills Local Environmental Plan 2012* into *The Hills* and *City of Parramatta* areas.

I, the Executive Director, Regions, Planning Services 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* (EP&A Act), that the planning proposal to split *The Hills Local Environmental Plan 2012* into *The Hills* and *City of Parramatta* local government areas should proceed subject to the following conditions:

1. Prior to community consultation, Council is to update the planning proposal to reflect that its provisions are:
 - a. to create a new local environmental plan which duplicates the provisions of *The Hills Local Environmental Plan 2012*, and which will apply to land within *The Hills* local government area; and
 - b. to amend *The Hills Local Environmental Plan 2012* so that it no longer applies to land within *The Hills* local government area which is now in the *City of Parramatta*.
2. Prior to community consultation, consultation is required with the following public authorities under section 56(2)(d) of the Act:
 - *City of Parramatta Council*.

City of Parramatta Council 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. The planning proposal is to be amended to include the outcome of this consultation and respond, as necessary. Any submissions received are to be included in the exhibition materials for community consultation.

3. 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 **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 and Environment 2013).
 - (c) the exhibition material must include a notice to advise no changes to any planning controls applying to individual parcels of land is being made by the planning 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 Local Environmental Plan is to be **12 months** from the week following the date of the Gateway determination.

Dated *14th* day of *February* 2017



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