

Gateway Determination

Planning proposal (Department Ref PP_2015_HORNS_002_00): *to amend Hornsby Local Environmental Plan 2013 to include a number of general housekeeping amendments.*

I, the Acting Director, Metropolitan (Parramatta), Planning Services, 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* (the Act) that housekeeping amendments to the *Hornsby Local Environmental Plan 2013*, including the reclassification of land at 111X New Line Road, Cherrybrook, from community land to operational land, and to rezone this land to RE1 – Private Recreation, should proceed subject to the following conditions:

1. Prior to exhibition:

- 1.1. The Planning Proposal is to be amended, where applicable, to include lot and deposited plan numbers, as well as, street addresses for all properties currently identified by a street address only.
- 1.2 Part 2 – Explanation of the provisions, is to be amended by the inclusion of a short explanatory note under each amendment item clarifying the reason and intent of each amendment. The maps included under Part 4 – Maps of the planning proposal, are to be numbered and referenced against each item in the explanation of the provisions (Part 2) of the planning proposal.
- 1.3 Part 2- Explanation of the provisions, is to be amended so that the words: 'Remove the minimum lot size for 25 Ray Road Epping in accordance with the realignment of zoning' from appearing under the 'Height of Buildings Map' heading to those items appearing under the heading: 'Lot Size Map'.
- 1.4 The planning proposal is to be amended to indicate and, if applicable, any specific interests proposed to be discharged with the reclassification of the site described as 111x New Line Road, Cherrybrook.
- 1.5 Council is to consult with the Commissioner of the NSW Rural Fire Services and give consideration to the provisions of section 117 direction 4.4 Planning for Bushfire Protection.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- 2.1 The planning proposal must be made publicly available for a minimum of 28 days.
- 2.2 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 (Planning & Infrastructure 2013).

2.3 Relevant extracts from the Exempt and Complying Development Codes SEPP are to form part of the exhibition material.

3. Consultation is required with the following public authorities under section 56(2)(d) of the Act:

- Greater Sydney - Local Land Services (Metropolitan)
- Office of Environment and Heritage (Heritage Office)
- Office of Environment and Heritage (Environment Branch)

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 16th day of October 2015.



Tim Archer
A/Director Metropolitan (Parramatta)
Planning Services
Delegate of the Minister for Planning