

Gateway Determination

Planning Proposal (Department Ref: PP_2017_THILL_009_00): to amend planning controls at 1 – 6 Vivien Place, 1,3,5, and 7 Gay Street and 12 Gilham Street, Castle Hill to permit a high density residential development.

I, the Director, Sydney Region West 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 (LEP) to rezone land at 1 – 6 Vivien Place, 1,3,5, and 7 Gay Street and 12 Gilham Street, Castle Hill to permit a high density residential development, should proceed subject to the following conditions:

1. Prior to community consultation, Council is required to amend the planning proposal to:
 - a. to investigate opportunities to retain any mature trees on the site, which can be incorporated into the concept layout plans; and
 - b. include an amended traffic assessment, as noted in the planning proposal.
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. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Sydney Water;
 - Endeavour Energy;
 - Roads and Maritime Services;
 - Transport for NSW; and
 - Department of Education

Each public authority/organisation 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.



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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 **9 months** following the date of the Gateway determination.

Dated 13th day of September 2017.

Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission