

Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_008_00): to rezone land from Part R2 Low Density to Part R4 High Density, increase height and FSR controls & map part of site as Natural Resources Biodiversity to reflect moderate value vegetation at 258-262 Pennant Hills Road and 17&20 Azile Court, Carlingford.

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 Parramatta Local Environmental Plan (LEP) 2011 to rezone land from Part R2 Low Density to Part R4 High Density, increase height and FSR controls & map part of site as Natural Resources Biodiversity to reflect moderate value vegetation at 258-262 Pennant Hills Road and 17&20 Azile Court, Carlingford should proceed subject to the following conditions:

1. Prior to community consultation, Council is to update the Block Study Transport Report to reflect any additional comments received from Roads and Maritime Services.
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:
 - NSW Family and Community Services
 - Transport for NSW – Sydney Trains
 - Transport for NSW - Roads and Maritime Services
 - Sydney Water
 - Endeavour Energy
 - The Hills Shire Council

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

Dated 4th day of August 2017.

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

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

Delegate of the Greater Sydney Commission