

## Gateway Determination

**Planning Proposal (Department Ref: PP\_2017\_THILL\_008\_00):** to limit the shop top housing component of mixed use developments in an around the new Box Hill and North Kellyville village and town centres by changing the floor space provisions.

I, the Director, 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 Sydney Environmental Planning Policy (Sydney Region Growth Centres) 2006 to limit the shop top housing component of mixed use developments in, an around, the new Box Hill and North Kellyville villages and town centres, by changing the floor space ratio provisions, should proceed subject to the following conditions:

1. Council is required to make the following map amendments prior to exhibition.
  - In the Box Hill centre map entitles “Proposed floor space ratio map (whole precinct)” insert a floor space legend category “S” with a floor space category of 1.5 :1.
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:
  - Transport for NSW
  - Roads and Maritime Services
  - Endeavour Energy
  - Sydney Water
  - Telstra
  - Department of Planning and Environment – Land Release Team

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.



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

Dated                      11th day of September                      2017.

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

**Delegate of the Greater Sydney Commission**