

Gateway Determination

Planning Proposal (Department Ref: PP_2017_THILL_011_00): to amend the land zoning applicable to land at 3 Gilmour Close, 7–13 Glenhaven Road and 1 Kyle Avenue, Glenhaven and to identify the subject site on the land reservation acquisition map for the purpose of an open space facility.

I, the Executive Director, Regions, 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 Shire Local Environmental Plan 2012 (LEP) to amend the land zoning applicable to land at 3 Gilmour Close, 7–13 Glenhaven Road and 1 Kyle Avenue, Glenhaven and to identify the subject site on the land reservation acquisition map for the purpose of an open space facility should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is required to prepare a traffic study in consultation with Transport for NSW – RMS.
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**;
 - (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); and
 - (c) written notice of the public exhibition of the planning proposal is to be sent to all land owners whose land is the subject of this planning proposal.
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 Rural Fire Service; and
 - Transport for NSW – Roads and Maritime Services
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).



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5. The timeframe for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 20th day of October 2017.



Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission