

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-1202):** to amend the maximum height of buildings (HOB) and floor space ratio (FSR) standards for 10-16 Seven Hills Road, Baulkham Hills.

I, the Director, Central (GPOP) at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan 2019 to increase the maximum height of buildings and introduce a maximum floor space ratio for 10-16 Seven Hills Road, Baulkham Hills, should proceed subject to the following conditions:

The LEP should be completed on or before 7 August 2024.

### Gateway Conditions

1. Prior to exhibition, the planning proposal and supporting documents are to be amended to:
  - (a) reflect the revised planning proposal considered by the Sydney Central Planning Panel on 8 September 2023.
  - (b) provide an assessment of the consistency of the revised planning proposal with all relevant strategic plans and policies.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (c) the planning proposal is categorised as standard, as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
  - (d) the planning proposal 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 *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - The Hills Shire Council
  - Transport for NSW
  - Sydney Water
  - Other utility providers

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A site-specific Development Control Plan or identification of similar LEP mechanism must be in place prior to finalisation.
5. A public hearing is not required to be held into the matter by any person or body under section 3.34(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).

Dated 11 October 2023



**Jazmin van Veen**  
**Director, Central (GPOP)**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and  
Public Spaces**