

Gateway Determination

Planning proposal (Department Ref: PP-2023-172): *Reclassification of residential land from 'community' land to 'operational' land at 28 Hynds Road, Box Hill.*

I, the Director, Central (GPOP) at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the State Environmental Planning Policy (SEPP) (Precincts – Central River City) 2021 to reclassify residential land from 'community' land to 'operational' land at 28 Hynds Road, Box Hill should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) to clarify if any interests affect the part of the site proposed to be reclassified, and
 - (b) update the Project Timeline to reflect the timelines included in this determination.
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 Guidelines* (Department of Planning and Environment, 2022) 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 Guidelines* (Department of Planning and Environment, 2022).
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 EP&A Act:
 - NSW Rural Fire Service,
 - Sydney Water, and
 - Endeavour Energy.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 days to comment on the proposal.
4. A public hearing is required to be held in accordance with Section 29 of the *Local Government Act 1993* and the Department's Practice Note PN 16-001.

5. Given the nature of the proposal, Council is not authorised to be the local plan-making authority.
6. The LEP should be completed on or before 2 February 2024.

Dated 22nd day of February 2023.



Jazmin van Veen
Director, Central (GPOP)
Planning and Land Use Strategy
Department of Planning and Environment

**Delegate of the Minister for Planning and
Homes**