

Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153

Attention: David Reynolds

Dear Mr Edgar

Thank you for meeting with the Hon. Rob Stokes MP, Minister for Planning and Public Spaces and the Department on 6 February 2020 to discuss provisions for secondary dwellings in rural zones under The Hills Local Environmental Plan 2019.

As advised at the recent meeting with Minister Stokes, the Department is preparing a comprehensive review of State Environmental Planning Policies relating to housing diversity and secondary dwelling provisions. This will consider seniors housing, including the recommendations of the Greater Sydney Commission and opportunities for local provisions.

The Department has issued the Gateway determination not to progress the planning proposal as no practical method for meeting Council's unique circumstances could be found. However, the review of housing diversity planning provisions has the potential to include the opportunity for councils to introduce local provisions. These will need to be based on evidence of the local needs of the area. Planning controls would need to demonstrate how the provisions would achieve other objectives of the District and Region plans and Local Strategic Planning Statement including protection of rural character and provision of social and physical infrastructure.

The Department will seek Council's collaboration in reviewing relevant SEPPs and will work closely with you to meet your local needs.

If you have any more questions, please contact Gina Metcalfe, Acting Director (Central) Western on 9860 1542.

Yours sincerely



18/02/20

Catherine Van Laeren
Acting Executive Director
Central River City and Western Parkland City