

Gateway Determination

Planning proposal (Department Ref: PP_2018_THILL_008_00): to rezone land and extend biodiversity terrestrial mapping at 32-34 Jacks Lane, Maroota

I, the Acting Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to The Hills Local Environmental Plan 2012 to rezone the subject site from RU1 Primary Production to RU2 Rural Landscape to facilitate a rural cluster subdivision outcome in the form of five residential lots and one community title lot where biodiversity values would be mapped through amendment to the Terrestrial Biodiversity Map should not proceed for the following reasons:

1. The proposal contains unresolved inconsistencies with the Section 9.1 Directions 1.2 Rural Zones and 4.4 Planning for Bushfire Protection.
2. The proposal is inconsistent with State Environmental Planning Policy 55 – Remediation of Land; and
3. The proposal is unjustifiably inconsistent with the Central City District Plan, in particular:
 - a. Planning Priority C12 – Supporting growth of targeted industry sectors;
 - b. Planning Priority C18 – Better managing rural areas; and
 - c. Planning Priority C20 – Adapting to the impacts of urban and natural hazards and climate change.

Dated 11 day of December 2019.



Brett Whitworth
Acting Deputy Secretary
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and
Public Spaces