



Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
BAULKHAM HILLS BC 2153

Attention: Janelle Atkins

Dear Mr Edgar

Planning Proposal PP_2016_THILL_008_00 – Alteration of Gateway Determination

I refer to your letter in relation to planning proposal PP_2016_THILL_008_00 seeking an extension of time for the proposal which proposes to rezone land at 93-107 Cecil Avenue and 9-10 Roger Avenue, Castle Hill, to B4 Mixed Use, provide for a bonus floor space ratio of 3.5:1, and remove the maximum height of buildings control.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 2 November 2016 for PP_2016_THILL_008_00. The Alteration of the Gateway determination is enclosed.

The Alteration of Gateway determination provides an additional 6 months until 9 May 2018 to complete the proposal. This is considered a sufficient period to allow finalisation of the proposal as community consultation has already been completed.

I note that Council is currently addressing issues raised in submissions, particularly those raised by agencies in relation to the traffic management. Assistance is available from the Department's accelerated rezoning team to help Council finalise this matter. Please do not hesitate in contacting Ms Navdeep Hanjra, Project Manager Accelerated Rezoning, on 8289 6772 for assistance.

If you have any questions in relation to this matter, I have arranged for Ms Angela Hynes to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely

2/11/17

Craig Diss
A/Director, Sydney Region West
Planning Services

Encl: Alteration to Gateway determination