

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

Dear Mr Edgar

Planning proposal PP_2018_THILL_090_00 to amend The Hills Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to rezone 64 Mackillop Drive, Norwest and 34 Salamander Grove, Baulkham Hills, to part R2 Low Density Residential, R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation and amend associated development standards.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant section 9.1 Direction 2.3 Heritage Conservation. Council should ensure this occurs prior to the plan being made.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Mark Dennett to assist you. Mr Dennett can be contacted on 9860 1534.

Yours sincerely

A handwritten signature in cursive script, reading "Ann-Maree Carruthers".

11/10/18

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

Encl: Gateway determination