

Mr Dave Walker  
General Manager  
The Hills Shire Council  
PO Box 7064  
Baulkham Hills BC 2153

Attention: Megan Munari

Dear Mr Walker

**Planning proposal to amend The Hills Local Environmental Plan 2012  
Circa Precinct Seniors Housing Proposal - PP\_2015\_THILL\_009\_00**

I am writing in response to Council's request for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* for the above planning proposal.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed that any inconsistencies with Section 117 Directions 1.1 Business and Industrial Zones and 5.9 North West Rail Link Corridor Strategy are of minor significance. No further approval is required in relation to these Directions. I am of the opinion that consistency with Section 117 Direction 4.3 Flood Prone Land has not yet been established, and the Department's concurrence to this Direction will be required prior to exhibition.

The amending Local Environmental Plan is to be finalised within nine (9) months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans by tailoring the process to the complexity of the proposal, and by providing clear and transparent justification for each plan at an early stage. To meet these commitments, the Minister may take action under section 54(2)(d) of the *Environmental Planning & Assessment Act 1979* if the time frames in this determination are not met.

Should you have any queries in regard to this matter, please contact Chris Browne of the Metropolitan Region (Parramatta) office of the Department on 02 9860 1108.

Yours sincerely,



19/11/2015

**Rachel Cumming**  
**Director, Metropolitan Region (Parramatta)**  
**Planning Services**