

PP_2017_THILL_007_00 (17/11348)

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

Dear Mr Edgar

Planning Proposal [PP_2017_THILL_007_00] to amend The Hills Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to introduce a local incentive provision for the delivery of transitional group housing in The Hills Shire.

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

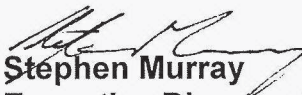
I have considered Council's request for delegation and determined not to issue an authorisation given the proposal seeks to introduce a local provision that is not outlined in the *Standard Instrument – Principal Local Environmental Plan* and proposed floor space ratio incentives.

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. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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 54(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 Ms Angela Hynes to assist you. Ms Hynes can be contacted on (02) 9860 1558.

Yours sincerely

 5 October 2017
Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Encl: Gateway Determination