



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

Attn: Rebecca Templeman

Dear Mr Edgar

**Planning proposal PP\_2017\_THILL\_006\_02 – Endorsement of updated proposal prior to exhibition**

I refer to your letter dated 16 October 2018 in relation the updated planning proposal PP\_2017\_THILL\_006\_2 to permit a residential development at the former IBM site (55 Coonara Avenue, West Pennant Hills) which was submitted for endorsement prior to community consultation.

I have considered the nature of Council's request and have concluded that the explanation of provisions and intended outcomes provide sufficient detail for the community to have their say on the proposal through the exhibition process. The planning proposal can proceed to exhibition.

I also note Council's request to alter the Gateway determination to extend the timeframe to make the plan and Council's further request for a Gateway alteration to include a local provision to permit small lot housing, when a single development application for both subdivision and a dwelling design is submitted for approval.

In relation to your request for a timeframe extension, I have decided, as delegate of the Greater Sydney Commission, that in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination to extend the period to complete the plan by six months. The Alteration of Gateway Determination is enclosed.

In relation to small lot it is noted that the original planning proposal proposed small lot housing with a minimum allotment size of 86m<sup>2</sup>. As such, the existing Gateway determination dated 31 October 2017 (as altered on 13 June 2018) considered this proposed housing type. It is therefore considered that an alteration of the Gateway determination is not necessary.

Should Council wish to proceed with this type of housing following public exhibition of the planning proposal, the mechanisms to deliver this outcome will be considered at the time of finalisation.

In response to recent reports of koala habitat associated with the site, Council is to ensure a copy of the supplementary assessment prepared by Keystone Ecological dated 12 November 2018 is made available with the planning proposal documentation during the public exhibition to enable the community to view and comment on this assessment. The planning proposal should also be referred to the Forestry Commission of NSW for comment as an adjoining landowner.

Should you have any enquiries about this matter, I have arranged for Mr Sebastian Tauni, Senior Planning Officer to assist you. Mr Tauni can be contacted on 8217 2018.

Yours sincerely



29/11/18

**Ann-Maree Caruthers**  
**Acting Executive Director, Regions**  
**Planning Services**

Encl: Alteration of Gateway Determination