

## Alteration of Gateway Determination

**Planning proposal (Department Ref: PP\_2017\_THILL\_006\_00)**

I, the Acting Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 31 October 2017 for the proposed amendment to The Hills Local Environmental Plan 2012 to facilitate a medium to high-density residential development at 55 Coonara Avenue, West Pennant Hills as follows:

1. Delete condition 1(b) and replace with a new condition 1(b):

“amend the planning proposal to seek to rezone the site from B7 Business Park to R3 Medium Density Residential, R4 High Density Residential, RE1 Public Recreation, and appropriate environmental zones (such as E4 Environmental Living, E3 Environmental Management, and E2 Environmental Conservation) in accordance with Part 2 of The Hills Local Environmental Plan 2012”.

2. At the end of condition 1(e), insert:

“and to include a proposed local provision facilitating a maximum of 600 dwellings over the site.”

3. Delete condition 5, and replace with a new condition:

“The timeframe for completing the LEP is to be 31 January 2019.”

Dated 13<sup>th</sup> day of June 2018.



**David Gainsford**  
**Acting Deputy Secretary**  
**Planning Services**  
**Department of Planning and Environment**

**Delegate of the Greater Sydney**  
**Commission**