

Mr Dave Walker
General Manager
The Hills Shire Council
PO Box 75
BAULKHAM HILLS BC 2153

Attention: Janelle Atkins

Dear Mr Walker

Alteration of Gateway determination to amend The Hills Local Environmental Plan 2012 – Circa Commercial Precinct, Bella Vista (PP_2016_THILL_013_00)

I refer to Council's request to alter the Gateway determination for PP_2016_THILL_013_00 (issued on 8 September 2016), to amend Condition No. 1 by removing the need to include flood mapping in the amended planning proposal.

I have determined, as delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination, dated 8 September 2016, for the planning proposal PP_2016_THILL_013_00, which seeks to amend The Hills Local Environmental Plan 2012 to facilitate commercial development at Circa Precinct, Bella Vista.

I enclose the Alteration of Gateway Determination for your attention.

If you have any questions in relation to this matter, please contact Ms Chantelle Chow on phone (02) 9860 1548.

Yours sincerely



• 19/06/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Encl:
Alteration to Gateway Determination

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_THILL_013_00): to facilitate commercial development at Circa Precinct, Bella Vista.

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 8 September 2016 for the proposed amendment to The Hills Local Environmental Plan 2012 as follows:

1. Delete:

condition "1"

and replace with:

a new condition 1

"Prior to undertaking public exhibition, Council is required to update the planning proposal to demonstrate consistency with Section 117 Direction 4.3 Flood Prone Land, (or that any inconsistency is minor or justified). The updated information must take into account the proposed controls in the Retirement Precinct as well as any other relevant information. The Secretary's concurrence to this Direction will be required prior to exhibition".

Dated 19th day of June 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission