



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

Dear Mr Edgar,

Planning Proposal PP_2016_THILL_013_00 – Alteration of Gateway Determination

I refer to your letter in relation to revisions to Planning Proposal PP_2016_THILL_013_00 seeking an extension of time to complete Planning Proposal to facilitate commercial development at Circa Precinct, Bella Vista through increasing the maximum building height from RL116 to in part RL140 and increasing the maximum floor space ratio from 1:1 to 1.2-3:1.

I have determined as the 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 PP_2016_THILL_013_00 (as altered) as indicated in the table below:

	Planning Proposal	Extension Granted	New Proposal Due Date
1	PP_2016_THILL_013_00 Circa Precinct , Bella Vista	9 months	15 June 2018
	Allowing for the following estimated timeframe for achieving milestones: <ul style="list-style-type: none">• Timeframe for completion of technical information: December 2017• Public exhibition period: January-February 2018• Consideration of submissions and additional consultation with Government Agencies: January-February 2018• Timeframe for consideration of the proposal post exhibition (report to Council): March 2018• Referral to Department of Planning and Environment for finalisation (note delegation has been granted to Council): April 2018• Plan amendment made: April-May 2018		

The Alteration of the Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Angela Hynes to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely



06/10/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl: Alteration to Gateway determination