



## Alteration of Gateway Determination

*Planning proposal (Department Ref: PP\_2017\_THILL\_010\_00)*

I, the Executive Director, Regions 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 13 October 2017 for the proposed amendment to The Hills Local Environmental Plan 2012 to facilitate a high-density residential development at 6–12 and 16–20 Garthowen Crescent, Castle Hill as follows:

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

“amend the planning proposal to clarify that the maximum floor space ratio of 3:1 for the site is achieved by the following mechanisms:

- (i) the floor space ratio map is to apply a base floor space ratio of 1:1 to the site and identify it as Area A;
- (ii) the floor space ratio incentive map is to apply an incentivised floor space ratio of 2.5:1 to the site; and
- (iii) include a local provision to specify key site outcomes that enable the site to achieve a 20% bonus floor space incentive (0.5:1).”

Dated 7<sup>th</sup> day of February 2018

  
Stephen Murray  
Executive Director, Regions  
Planning Services

Delegate of the Greater Sydney  
Commission

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

Dear Mr Edgar

**Planning proposal PP\_2017\_THILL\_010\_00 – Alteration of Gateway determination**

I refer to your letter in relation to revisions to planning proposal PP\_2017\_THILL\_010\_00 seeking an alteration to the Gateway determination to facilitate a high-density residential development at 6–12 and 16–20 Garthowen Crescent, Castle Hill.

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 13 October 2017 as follows:

- delete condition 1(d) and replace with:
  - “amend the planning proposal to clarify that the maximum floor space ratio of 3:1 for the site is achieved by the following mechanisms:
    - (i) the floor space ratio map is to apply a base floor space ratio of 1:1 to the site and identify it as Area A;
    - (ii) the floor space ratio incentive map is to apply an incentivised floor space ratio of 2.5:1 to the site; and
    - (iii) include a local provision to specify key site outcomes that enable the site to achieve a 20% bonus floor space incentive (0.5:1).”

Please note that the requirement to refer the planning proposal to the Department of Planning and Environment for endorsement prior to exhibition has not been removed as the Department would like to review the details included in the new clause 4.4B.

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

  
**Stephen Murray**  
Executive Director, Regions  
Planning Services

7 February 2018

Encl: Alteration of Gateway determination