



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

Dear Mr Edgar

**Planning Proposal PP\_2017\_THILL\_009\_00 to amend The Hills Local Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) respect of the Planning Proposal to rezone land at 1 – 6 Vivien Place, 1,3,5, and 7 Gay Street and 12 Gilham Street, Castle Hill to permit a high density residential development.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the Planning Proposal's is consistent with all relevant Section 117 Directions. No further approval is required in relation to these Directions.

I note that the site is within the Castle Hill North Precinct, and community consultation for that Planning Proposal (PP\_2016\_THILL\_002\_00) finished on 15 September 2017. During the review of submissions for the Castle Hill North Precinct proposal, Council is requested to carefully consider whether any post exhibition changes are necessary to achieve the intent of the North West Rail Link Corridor Strategy.

Plan making powers were delegated to Councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the date of the Gateway determination. Council should aim to commence the exhibition of

the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Alicia Hall to assist you. Ms Hall can be contacted on (02) 9860 1587.

Yours sincerely



13/09/17

**Catherine Van Laeren**  
**Director, Sydney Region West**  
**Planning Services**

Encl: Gateway Determination  
Written Authorisation to Exercise Delegation  
Delegated Plan Making Reporting Template