

## Gateway Determination

**Planning proposal (Department Ref: PP\_2018\_THILL\_011\_00):** Amendment to The Hills Local Environmental Plan (LEP) 2012 to introduce a minimum lot size of 900m<sup>2</sup> for manor houses in the R3 Medium Density Residential zone.

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan (LEP) 2012 to introduce a minimum lot size of 900m<sup>2</sup> for manor houses in the R3 Medium Density Residential zone should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal under Part 2 Explanation of Provisions by adding the following words, immediately prior to the proposed amending clause:

*It is foreshadowed that the proposed amendments to the clause will be subject to legal drafting and this provision may be altered to meet legal drafting requirements.*

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. No consultation is required with public authorities/organisations under section 3.34(2)(d) of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).



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5. The time frame for completing the LEP is to be **9 months** from the date of the Gateway determination.

Dated *11<sup>th</sup>* day of *January* 2019.

  
**Stephen Murray**  
Executive Director, Regions  
Planning Services  
Department of Planning and Environment

**Delegate of the Minister for Planning**