



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

Dear Mr Edgar

**Planning proposal PP\_2018\_THILL\_011\_00 to amend The Hills Local  
Environmental Plan 2012**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal seeking to introduce a minimum lot size of 900m<sup>2</sup> for manor houses in the R3 Medium Density Residential.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have determined Council not to be the local plan making authority for this plan given it applies to the entire local government area. The amending local environmental plan (LEP) is to be finalised within nine 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 for the Department of Planning and Environment to draft and finalise the LEP should be made 8 weeks prior to the projected publication date.

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 Minister for Planning may take action under section 3.32(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 Mr Rodger Roppolo to assist you. Mr Roppolo can be contacted on 8289 6876.

Yours sincerely

 11 January 2019  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

Encl: Gateway determination