



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
3 Columbia Court, Norwest NSW 2153
PO Box 7064, Norwest 2153
ABN 25 034 494 656 | DX 9966 Norwest

09 October 2019

Ms Gina Metcalfe
Acting Director, Central (Western)
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Our Ref: 4/2019/PLP
Your Ref: PP_2018_THILL_011_00

Dear Ms Metcalfe,

Request for Gateway timeframe extension – 4/2019/PLP Planning Proposal to introduce a minimum lot size for manor houses in the R3 Medium Density Residential zone

I am writing to request an extension of time to complete the planning proposal to introduce a minimum lot size for manor houses in the R3 Medium Density Residential zone.

A gateway determination allowing nine months for completion was issued on 11 January 2019, meaning this timeframe will expire on Friday 11 October 2019. The planning proposal was exhibited between 19 February and 22 March 2019. At its meeting of 25 June 2019 Council resolved:

- 1. The planning proposal to amend Clause 4.1A of LEP 2012 to include a minimum lot size of 900m² for manor houses in the R3 Medium Density Residential zone proceed to finalisation, in line with the commencement of the Medium Density Housing Code.*

The planning proposal is not able to be finalised until the Code and associated changes to the Standard Instrument come into force, thereby including manor houses as defined land use term in The Hills Local Environmental Plan. The above resolution was made assuming that the Code would come into force on 1 July 2019. However, as the commencement of the Code has since been extended to 1 July 2020, it is not possible to finalise the planning proposal within the allocated timeframe. Therefore an extension of time is respectfully requested for a further 12 months.

Any future correspondence in relation to this matter should quote reference number 4/2019/PLP. Should you require any further information please contact me on 9843 0567.

Yours faithfully

Rebecca Templeman
STRATEGIC PLANNING CO-ORDINATOR