

17/11582

Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
Baulkham Hills BC NSW 2153

Attention: Bronwyn Inglis

Dear Mr Edgar

Planning Proposal [PP_2017_THILL_008_00] to amend State Environmental Planning Policy (Sydney Region Growth Centres) 2006

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) in respect of the Planning Proposal to amend the floor space provisions in and around the Box Hill and North Kellyville commercial centres in the State Environmental Planning Policy (Sydney Region Growth Centres) 2006.

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.

Council is requested to monitor the lodgement development applications during the processing of the planning proposal and advise the Department of any outstanding applications when the Local Environmental Plan (LEP) is forwarded to the Department for finalisation as consideration will be given to application of a savings provision.

The amending LEP is to be finalised within 6 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 forwarded to the Department of Planning and Environment 6 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. To meet these commitments, the Greater Sydney Commission may take actions 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 Angela Hynes to assist you. Ms Hynes can be contacted on (02) 9860 1558.

Yours sincerely



11/09/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services
Delegate of the Greater Sydney Commission