



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

Dear Mr Edgar

**Planning Proposal PP\_2017\_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 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the Planning Proposal to amend the land zoning applicable to land at 3 Gilmour Close, 7–13 Glenhaven Road and 1 Kyle Avenue, Glenhaven and to identify the subject site on the land reservation acquisition map for the purpose of an open space facility.

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 agreed that the proposal's inconsistency with Section 117 Direction 6.2 Reserving Land for Public Purposes is of minor significance as the creation of land for public purposes is the result of infrastructure analysis investigations undertaken as part of the Castle Hill North planning proposal (PP\_2016\_THILL\_002\_00). No further approval is required in relation to this Direction.

Council will still need to obtain the agreement of the Department's Secretary to comply with the requirements of Section 117 Direction 4.4 Planning for Bushfire protection. Council should ensure this occurs prior to the plan being made.

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 Angela Hynes to assist you. Ms Hynes can be contacted on (02) 9860 1558.

Yours sincerely

 20 October 2017  
**Stephen Murray**  
**Executive Director, Regions**  
**Planning Services**

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