



Mr Michael Edgar
General Manager
The Hills Shire Council
3 Columbia Court
NORWEST, NSW, 2153

Dear Mr Michael Edgar,

Planning proposal [PP-2021-3110] 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 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to reclassify part of Lot 11 DP 843578 from 'Community' to 'Operational' land.

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

Council will still need to obtain the agreement of the Secretary to comply with the requirements of section 9.1 Directions 4.4 – Planning for Bushfire Protection.

As the planning proposal seeks to reclassify Council-owned land, the Department recommends that Council not be authorised to be the local plan-making authority for this proposal.

The amending local environmental plan is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 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 enquiries about this matter, I have arranged for Ms Elizabeth Kimbell to assist you. Ms Kimbell can be contacted on 9860 1521.

Yours sincerely

14 May 2021
Jane Grose
Director, Central (Western)
Central River City & Western Parkland City

Encl: Gateway determination