



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

Dear Mr Edgar,

Planning proposal PP-2021-3958 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 rezone part of Lot 3 DP 249675 from E4 Environmental Living to R2 Low Density Residential land and associated amendments.

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 demonstrate consistency with section 9.1 Direction 4.4 Planning for Bushfire Protection.

The Department recommends that Council be authorised to be the local plan-making authority for this proposal.

The amending local environmental plan 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.

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 timeframes 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



13 July 2021

Jane Grose

Director, Central (Western)

Central River City & Western Parkland City

Encl: Gateway determination

Cc: ncarlton@thehills.nsw.gov.au