



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

Via email: medgar@thehills.nsw.gov.au

Dear Mr Edgar,

Planning proposal Planning proposal PP-2021-4415 to amend The Hills Local Environment Plan 2019.

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 enable a low density outcome on land in Dural at 618 and 626 Old Northern Road and at 21 and 27 Derriwong Road, comprising Lot X DP501233, Lot 2 DP541329, Lot 2 DP567995 and Lot 9 DP237576.

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.

It is recognised that the public benefit offering supporting this proposal specifically, the delivery of a segment of the regional bypass road, is a key reason it is proceeding. It is crucial that State agencies provide certainty that the regional bypass road will be delivered and its alignment. It is recommended that Transport for NSW and Schools Infrastructure NSW are consulted on this proposal prior to public exhibition. A letter of support from Transport for NSW for the road upgrades being proposed is required to form part of the planning proposal package prior to the proposal proceeding to exhibition.

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

The Department of Planning, Industry and Environment 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 time frames outlined in this determination are not met.

Should you have any enquiries about this matter please do not hesitate to contact me on 9274 6245.

Yours sincerely



9 July 2021

Brett Whitworth
Deputy Secretary
Greater Sydney, Place and Infrastructure
Place, Design and Public Spaces

Encl: Gateway determination

Cc: dreynolds@thehills.nsw.gov.au
ncarlton@thehills.nsw.gov.au