

Our ref: PP-2025-1299/(IRF25/1709)

Your ref: 9/2025/PLP

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

Via email: [jfulton@thehills.nsw.gov.au](mailto:jfulton@thehills.nsw.gov.au)

Dear Mr Edgar

## Gateway Determination – Planning Proposal PP-2025-1299 Activating High Density Residential Areas

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 30 July 2025 in respect of the Activating High Density Residential Areas Planning Proposal.

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

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act, 4.3 Planning for Bushfire Protection. Council should ensure this occurs prior to public exhibition.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 18 June 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by

category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

If you have any questions in relation to this matter, I have arranged for Mr Ben Jones, Senior Planning Officer to assist you. Mr Jones can be contacted on 02 9995 5119.

Yours sincerely,



Tina Chappell  
Director, Local Planning and Council Support (Central, West and South)  
Department of Planning, Housing and Infrastructure

Encl: Gateway determination