

Our ref: IRF24/2336
Your ref: RR-2024-31

Ms Abigail Goldberg, Chair
Sydney Central City Planning Panel
enquiry@planningpanels.nsw.gov.au

4 October 2024

Subject: **Planning Proposal to rezone 614, 619 and 626 Old Northern Road and 21 and 27 Derriwong Road, Dural, for urban development (RR-2024-31)**

Dear Chair

I write regarding a proposal to amend The Hills Local Environmental Plan 2019 to facilitate an approximate 110-lot residential subdivision at 614, 619 and 626 Old Northern Road and 21 and 27 Derriwong Road, Dural (the site). The proponent of this proposal recently initiated a rezoning review (RR-2024-31) with the Department of Planning Housing & Infrastructure (the department).

I understand the Sydney Central City Planning Panel (the Panel) has been made aware of this rezoning review request and will be briefed on the proposal by department staff in due course. In this regard, I write to advise the Panel of work underway by the department that are of relevance to the Panel's consideration of this proposal.

The Greater Sydney Region Plan and associated District Plans were due for review in 2023. However, as you know, the *Greater Sydney Commission Act 2016* was repealed before this review could be finalised. Responsibility for the review has now transferred to the department and we have recommenced the review process. I anticipate the draft plans will be placed on exhibition in 2025.

Relevantly, our review includes consideration of the definition, function and extent of Metropolitan Rural Area (MRA) mapping. I can also confirm the review will take into account the previous advice of the Independent Planning Commission with respect to the site subject of RR-2024-31. This advice recommended that the site *'be seriously considered for urban development and inclusion in the Central City District Plan when reviewed and updated in 2023, and that any subsequent update of Council's Local Strategic Planning Statement and Council's Housing Strategy reflect this position'*.

In light of the above and the Department's review, in relation to this rezoning review request we would advise the Panel to not place determinative weight on the strategic inconsistency of the proposal with the current Greater Sydney Region Plan, District Plan and The Hills Shire Local Strategic Planning Statement.

The current government priority to address the housing crisis and The Hills Shire housing targets, as well as the existing infrastructure servicing for this area would be more relevant considerations for the panel, particularly for a proposal such as this one that would provide new housing. I also note that the LEP Making Guidelines define strategic merit as *'A proposal's demonstrated alignment with the NSW strategic planning framework or current government priority'*.

Should you have any further queries Louise McMahon, Director, Planning Proposal Authority can be contacted on 02 9274 6395 or via louise.mcmahon@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Tom Loomes".

Tom Loomes
Acting Deputy Secretary
Planning, Land Use Strategy, Housing & Infrastructure