



THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL
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4 December 2019

Ms Gina Metcalfe
A/ Director, Central (Western)
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and Environment
Level 4, 10 Valentine Avenue
PARRAMATTA NSW 2150

Our Ref: 3/2020/PLP

Dear Ms Metcalfe

PLANNING PROPOSAL SECTION 3.34 NOTIFICATION **Comprehensive Review of The Hills Local Environmental Plan**

Pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), it is advised that Council has resolved to prepare a planning proposal for the above amendment.

The planning proposal for a new Local Environmental Plan, referred to as draft LEP 2020, is to address Section 3.8 of the Act which requires Council to review its LEP to give effect to the Central City District Plan. It also serves as a 'housekeeping' review, addressing the requirements of section 3.21 for regular and periodic review to ensure the objects of the Act are achieved.

At its meeting of 22 October 2019 Council resolved to forward the Hills Future 2036 – Local Strategic Planning Statement to the Greater Sydney Commission for the final stage of assurance. It is understood that the Assurance Panel met on the 6 November 2019 and also on the 26 November 2019, however to date no advice has been provided to Council on the outcomes of this process.

Notwithstanding, Council is required to submit the planning proposal to yourself for finalisation by the 30 June 2020 as part of the Accelerated LEP Review Funding Program. It would therefore be appreciated if the consideration of Gateway Determination could be afforded urgent attention with any significant or material change as a result from the assurance process to be considered as it becomes available.

Please find enclosed the information required in accordance with the guidelines '*A guide to preparing planning proposals*' issued under Section 3.33(3) of the EP&A Act. The planning proposal and supporting materials is enclosed with this letter for your consideration.

It should be noted that the planning proposal has been prepared as an amendment to Draft The Hills LEP 2019, in anticipation of it being finalised imminently, following receipt of Governor's approval by the Department. Attachment F to the planning proposal provides a marked up amended version of LEP 2019 (acknowledging that suggested new clauses will be subject to legal review and drafting). There are a number of pending planning proposals awaiting the finalisation of LEP 2019 that will also need to be incorporated into the planning proposal for draft LEP 2020, prior to exhibition.

Submitting the planning proposal for Gateway Determination is a significant milestone in the Accelerated LEP Review Program and indicates Council's commitment to meeting the necessary timeframes.

Following receipt by Council of the Department's written advice, Council will proceed with the planning proposal. Any future correspondence in relation to this matter should quote reference number 3/2020/PLP. Should you require further information please contact Janelle Atkins, Principal Planner on 9843 0266.

Yours faithfully

A handwritten signature in cursive script that reads "Stewart Seale".

Stewart Seale
PROJECT MANAGER - LSPS AND LEP