



ABN 33 984 256 429

Reference: 875495
Contact: Bryce Weedon

4 November 2020

Ms Sarah Lees
Director - Southern Region
Department of Planning, Industry and Environment
PO Box 5475
Wollongong NSW 2520

Dear Ms Lees

Planning Proposal – draft Hilltops Local Environmental Plan Request for Section 3.34 Gateway Determination

At its meeting on 28 October 2020, Hilltops Council resolved to progress a Planning Proposal to establish a new comprehensive Local Environmental Plan (LEP) for the Hilltops Local Government Area (LGA). A copy of the Council Report and Council Resolution are attached along with the Planning Proposal and associated attachments.

The Planning Proposal provides the information and justification required to undertake the preparation of the comprehensive Hilltops LEP. A consolidated comprehensive LEP will provide a single set of land use planning requirements and guidance across the Hilltops LGA. This will enable a consistent approach that applies to all lands within the Hilltops LGA.

The objectives of the Planning Proposal for the draft Hilltops LEP are to:

- harmonise the three existing LEPs for the former Council Areas of Boorowa, Harden and Young into a single plan;
- progress the strategic objectives for Hilltops as outlined within the endorsed *Hilltops 2040* which is the Local Strategic Planning Statement for Hilltops; and
- be consistent with and further State government planning legislation, policy and guidance including the consistent use of the Standard Instrument LEP.

At present no draft instrument or maps have been prepared and attached to this Planning Proposal. However, it is intended for the draft instrument and mapping to be done prior to any engagement with public authorities or consultation with the community after receiving the Gateway Determination.



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Council requests that a Gateway Determination be issued under Section 3.34 of the Environmental Planning and Assessment Act 1979 for this proposal. Given the nature of the proposal no delegations are sought for the plan at this time.

Please contact Council's Senior Strategic Planner, Mr Bryce Weedon, on 02 6384 2539 if you require any further information on this planning proposal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A O'Reilly', written in a cursive style.

Anthony O'Reilly
General Manager