



Gateway Determination

Planning proposal (Department Ref: PP_2019_THILL_005_00): to amend The Hills Local Environmental Plan 2012 to enable low density residential at 584, 586, 590, 600, 602, 606, 618 and 626 Old Northern Road and 7, 11, 21 and 27 Derriwong Road, Dural.

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure at the Department of Planning, Industry and Environment, as delegate of the Minister, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to The Hills Local Environmental Plan 2012 to rezone the subject site from RU6 Transition to R2 Low Density Residential; reduce the maximum height of buildings from 10 metres to 9 metres; reduce the minimum lot size from 2 hectares to 700m²; and introduce a local provision enabling a minimum lot size of 600m² on the 'northern' site, with a yield capped at 101 dwellings should not proceed for the following reasons:

1. The proposal does not give effect to the Central City District Plan, in particular:
 - (a) Priority 1 Planning for a City Supported by Infrastructure;
 - (b) Priority 5 Providing housing supply, choice and affordability, with access to jobs and services; and
 - (c) Priority 18 Better managing rural areas.
2. The proposal contains unresolved inconsistencies with the Section 9.1 Directions 1.2 Rural Zones, 2.3 Heritage Conservation, 3.1 Residential Zones, 4.4 Planning for Bushfire Protection, and 6.3 Site Specific Provisions.
3. There are no plans or funding to increase capacity on the surrounding road network to facilitate this proposal.
4. Although the proposal does offer some local benefits such as:
 - sewerage system upgrades in the immediate locality around the site enabling the removal of septic systems from the playground of the adjacent Dural Public School;
 - road widening to enable safer drop-off and pick-up of students at Dural Public School; and
 - provision of local open space;

it makes an insufficient contribution toward improving State infrastructure as the site in isolation cannot adequately secure the scale of improvement required in the road network.

5. The proposal does not adequately demonstrate the site has no potential to accommodate agricultural uses under its current zoning and land use conflict will not arise as a result.

Dated 19th day of April 2020.



**Brett Whitworth
Deputy Secretary
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment**

**Delegate of the Minister for Planning
and Public Spaces**