

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2021-5934) applying to land at 346-350 Old Northern Road, Castle Hill, seeking to amend *The Hills Local Environmental Plan 2019* to include 'seniors housing' as an additional permitted use, and amend the maximum building height development and floor space ratio development standards.

I, the Manager, Metro Central, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 21 July 2022 for the proposed amendment to *The Hills Local Environmental Plan 2019* as follows:

1. Delete "condition 2"

and replace with a new condition 2:

"Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:

(a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 days; and

(b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021).

Exhibition must commence by January 2023."

2. Delete "condition 5"

And replace with a new condition 5: "The planning proposal must be reported to council for a final recommendation by May 2023."

Dated 19th day of January 2023.



Angela Hynes
Manager, Metro Central
Metro Central and North
Department of Planning and Environment

Delegate of the Minister for Planning