



Mr Michael Edgar
General Manager
The Hills Shire Council
PO Box 7064
NORWEST NSW 2153

Dear Mr Edgar

Planning proposal PP_2019_THILL_001_00 to amend The Hills Local Environmental Plan 2012

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental and Planning Assessment Act 1979* in respect of the planning proposal seeking to facilitate a high-density residential development at 2-22 Larool Crescent and 44-48 Carramarr Road, Castle Hill.

I understand the planning proposal seeks to expedite the delivery of key outcomes for the site ahead of the Castle Hill North planning proposal (PP_2016_THILL_002_01) and to vary the dwelling mix provisions under clause 7.12 of The Hills Local Environmental Plan 2012.

I note the subject planning proposal seeks the same zoning, minimum lot size, base floor space ratio (FSR) and key sites incentive FSR as proposed for the site under the Castle Hill North planning proposal. The subject proposal differs from the Castle Hill North planning proposal as it seeks the key sites incentive FSR provision to be a standalone clause and a site-specific amendment to dwelling mix provisions to achieve an FSR incentive under clause 7.12.

I note the proposed amendment to clause 7.12 is inconsistent with the Department's agreed approach with Council's methodology when clause 7.12 was implemented to enable variations to apartment sizes on certain sites within the Sydney Metro Northwest urban renewal corridor.

In reviewing Council's request, I note the 27 November 2018 report to Council raised key issues associated with the timing of the subject proposal in relation to the Castle Hill North planning proposal and the need to ensure the planning outcomes of both proposals achieve orderly development and equity for all landowners in the precinct. I understand that Council considers the subject proposal can proceed ahead of the Castle Hill North planning proposal as it is largely consistent with the aims and desired future outcomes for Castle Hill North.

Before the Department of Planning and Environment can finalise its assessment of the subject planning proposal, further information is requested from Council as follows:

1. further information to justify why this planning proposal should progress ahead of the Castle Hill North planning proposal and other proposals within the precinct;
2. the proposal needs to justify the reasons for varying minimum provisions for larger apartment sizes and dwelling mix required by The Hills LEP 2012 clause 7.12 and provide supporting evidence, including a demographic and market needs analysis; and
3. the proposal needs to justify why the proposed variation to clause 7.12 should not be considered as part of a comprehensive review of the clause and the residential housing strategy for The Hills Shire as part of the preparation of a local strategic planning statement and the local environmental plan review process. A review of clause 7.12 as part of the local strategic planning review process will allow for comprehensive demographic and market need analysis to be finalised to ensure the housing needs of the locality are achieved.

The Department is available to discuss these matters in more detail and I have arranged for Ms Ann-Maree Carruthers, Director, Sydney Region West, to assist you. Ms Carruthers can be contacted on 9274 6270.

Yours sincerely

 24 May 2019
Stephen Murray
Executive Director, Regions
Planning Services