

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_THILL\_001\_00): to facilitate high density development at 2-22 Larool Crescent and 44-48 Carramarr Road, Castle Hill.***

I, the Executive Director, Central River City & Western Parkland City, at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan (LEP) 2019 to facilitate medium density apartment residential development at 2-22 Larool Crescent and 44-48 Carramarr Road, Castle Hill should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, the planning proposal and supporting documentation is to be amended as follows:
  - (a) Replace references to The Hills Local Environmental Plan 2012 to The Hills Local Environmental Plan 2019 and references to Clause 7.12 to Clause 7.11;
  - (b) Under Part 2 Explanation of provisions:
    - i. Include a satisfactory arrangements provision for contributions to State public infrastructure; and
    - ii. Remove the site specific amendment to Clause 7.11.
  - (c) Update the flora and fauna report to reflect the updated development concept in the planning proposal, address the viability of retaining the trees on site given the slope of the site, and include an assessment under the provisions of the *Biodiversity Certification Act 2016*;
  - (d) Amended flooding information to be provided to Council's satisfaction including compliance with Council's flood related development controls, and to demonstrate that a site specific solution will not adversely impact surrounding properties; and
  - (e) Update supporting technical reports where required.
2. Public exhibition of the planning proposal should coincide with a draft site-specific Development Control Plan and a local Voluntary Planning Agreement for the site.
3. Prior to finalisation of this LEP amendment, the Castle Hill cumulative traffic and transport study is to be complete and TfNSW assess the findings in relation to the subject proposal.
4. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 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 section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
5. Consultation is required with the following public authorities / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
- Sydney Water;
  - Endeavour Energy;
  - Environment, Energy and Science;
  - Transport for NSW;
  - Transgrid; and
  - Telstra.

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 25<sup>th</sup> day of May 2020.



**Catherine Van Laeren**  
**Executive Director, Central River City**  
**& Western Parkland City**  
**Greater Sydney, Place and**  
**Infrastructure**  
**Department of Planning and**  
**Environment**

**Delegate of the Minister for Planning**