



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

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 Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to facilitate medium density apartment residential development at 2-22 Larool Crescent and 44-48 Carramarr Road, Castle Hill.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination including removing the site specific amendment to Clause 7.11.

The Government Architects Office is undertaking a review of the Apartment Design Guide in conjunction with investigation of a Design and Place SEPP. This review will provide an opportunity for a policy response to apartment sizes and allow consideration of the need to increase apartment sizes to address local circumstances. The Department encourages Council to be involved in the review of the Apartment Design Guide.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 4.3 Flood Prone Land and 6.3 Site Specific Provisions are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority as the proposal includes a requirement for satisfactory arrangements for State infrastructure.

In light of the application of the Satisfactory Arrangements Clause to the site, could Council please inform the proponents of the requirement to initiate discussions with the Department. I would also appreciate if Council could raise the matter of State

infrastructure needs from the proposal when consulting State Agencies during the public exhibition process and forward these submissions to the Department.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The State government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Angela Hynes, Senior Planning Officer, The Hills and Hawkesbury to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely



25/05/20

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City

Encl: Gateway determination