

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

Dear Mr Edgar

The Hills Local Environmental Plan 2019 (Amendment No 3)

I refer to the proposal to amend The Hills Local Environmental Plan 2019 (Amendment No 3) to rezone the land and amend built form planning controls to permit medium and high-density residential development in Castle Hill North Precinct.

To resolve State agency objections from Land and Housing Corporation (LAHC) and Transport Agencies, the Department has made post exhibition changes to this proposal including:

- Amending development standards to incentivise social housing on LAHC's land considering the site's significant size, close proximity to a metro station and bus services, retail, services and employment opportunities;
- Mapping the precinct as an urban release area in order for a consent authority to ensure satisfactory arrangements have been made for regional infrastructure prior to consent being issued; and
- Requiring the consent authority to seek concurrence from Transport for NSW for development applications on some properties that front Pennant Street, McMullen Avenue and Old Castle Hill Road to ensure potential land take required to support upgrades of intersections or road widening is protected until the broader Castle Hill traffic study is complete.

The Department has also made changes to car parking rates in the LEP for Castle Hill North. Council's position on car parking is understood however considering the precinct's proximity to a new metro station, to decrease congestion and support modal shift, the Department has inserted new maximum car parking rates in conjunction with Transport for NSW. These new car parking rates will come into effect on 25 December 2020, any development applications lodged prior to this date will be subject to the existing car parking rates.

As the delegate for the Minister for Planning and Public Space's delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I understand my colleagues within the Department have briefed your staff. Should you have any enquiries about this matter, please do not hesitate to contact me.

Yours sincerely



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