



**THE HILLS**  
Sydney's Garden Shire

**THE HILLS SHIRE COUNCIL**

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27 June 2018

Ms Ann-Maree Carruthers  
Director Sydney Region West  
Department of Planning and Environment  
Level 5, 10 Valentine Avenue  
PARRAMATTA NSW 2124

Our Ref: 16/2016/PLP  
Your Ref: PP\_2016\_THILL\_002\_00

Dear Ms Carruthers

**Gateway Extension Request – Castle Hill North Planning Proposal (16/2016/PLP)**

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I am writing to request an extension of time to complete the planning proposal for the Castle Hill North Precinct, which seeks to rezone the land and amend built form planning controls to permit high density residential development.

A Gateway Determination allowing twelve (12) months for completion was issued by the Department of Planning and Environment on 2 November 2016. On 2 November 2017, Council requested a further twelve (12) months to complete the proposal given the extensive amount of work still to be undertaken as a consequence of submissions received from the public and public authorities as well as comprehensive infrastructure planning and an associated contributions plan. The Department responded on 8 November 2017 granting an additional six (6) months to complete the proposal (by 9 August 2018).

The planning proposal was exhibited from August to September 2017. A number of submissions raised concern with the location of proposed playing fields to service the future population of the Castle Hill Precinct. These issues have warranted further investigation and analysis of potential options for playing fields. It is anticipated that Councillors will be briefed on this additional work in August 2018 and a way forward will be articulated following this briefing.

Concerns were also raised with respect to traffic and transport, in particular requests for traffic modelling in the submission by Transport for NSW and Roads and Maritime Services. Council is currently seeking a meeting with these authorities to further discuss and resolve these issues.

Given the significant development yield that will be facilitated by the proposal, it is important that these issues are resolved prior to rezoning the precinct. It is vital to ensure that the future population can be supported with necessary infrastructure and that future residents are able to access facilities and services that are consistent with the lifestyle enjoyed by existing Hills residents.

Once the above issues have been addressed, a report will be prepared for Council's consideration. If supported, the LEP Instrument and technical maps will need to be prepared and reviewed by Council, Parliamentary Counsel and the Department. Given the scale of the proposal and limited staffing over the Christmas/New Year period, it is anticipated this process may take a number of months to complete.

In light of the above, an extension of time is respectfully requested for a further 12 months (August 2019), to allow for adequate consideration of issues and completion of the planning proposal. I have included an updated timeline below for your consideration.

STAGE	DATE
Consideration of submissions and resolution of outstanding infrastructure issues including consultation with Government agencies	July – November 2018
Report to Council on submissions	December 2018
Preparation of Instrument and technical maps and review by Council, Parliamentary Counsel and the Department	January – May 2019
Date Council will make the plan	June 2019
Date Council will forward to department for notification	July 2019

Thank you for your consideration. If you have any questions in relation to this matter please contact Alicia Iori, Senior Town Planner on 9843 0396.

Yours faithfully



**Stewart Seale**  
**MANAGER FORWARD PLANNING**