



Contact: Derryn John
Phone: (02) 9873 8500
Fax: (02) 9873 8599
Email: Derryn.John@planning.nsw.gov.au
Postal: Locked Bag 5020, Parramatta NSW 2124

Our ref: PP_2011_THILL_019_00 (11/22424)
Your ref: FP205

Mr Dave Walker
General Manager
The Hills Shire Council
PO Box 75
CASTLE HILL NSW 1765

Dear Mr Walker,

Re: Planning proposal to rezone land at Castle Hill from Residential 2(a2) zone to Residential 2(a1) zone under Baulkham Hills LEP 2005 or R3 Medium Density Residential zone to R4 High Density Residential zone under the draft The Hills Local Environmental Plan 2010

I am writing in response to your Council's letter dated 1 December 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the zoning controls for land at Castle Hill from Residential 2(a2) zone to Residential 2(a1) zone under Baulkham Hills LEP 2005 or R3 Medium Density Residential zone to R4 High Density Residential zone under the draft The Hills Local Environmental Plan 2010.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

The Director General's delegate has also agreed that the planning proposal's inconsistency with S117 Direction 3.1 Residential Zones is of minor significance. No further approval is required in relation to this Direction.

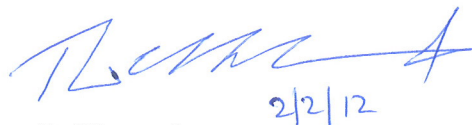
Council is to undertake consultation with Transport for NSW – Roads and Maritime Services and the NSW Office of Environment and Heritage to determine consistency with S117 Directions 3.4 Integrating Land Use and Transport and 2.3 Heritage Conservation. This consultation should occur prior to public exhibition and the planning proposal should be amended (if necessary) prior to exhibition to reflect the outcomes of the consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the planning proposal as soon as possible following consultation with Transport for NSW - Roads and Maritime Services and the Office of Environment and Heritage. Council's request for the Department to draft and finalise the LEP should be made six (6) 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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Derryn John of the Regional Office of the Department on 02 9873 8543.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Gellibrand', with the date '2/2/12' written below it.

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_THILL_019_00): to rezone land at Castle Hill from Residential 2(a2) zone to Residential 2(a1) zone under Baulkham Hills LEP 2005 or R3 Medium Density Residential zone to R4 High Density Residential zone under the draft The Hills Local Environmental Plan 2010

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to rezone land at Castle Hill from Residential 2(a2) zone to Residential 2(a1) zone under Baulkham Hills LEP 2005 or R3 Medium Density Residential zone to R4 High Density Residential zone under the draft The Hills Local Environmental Plan 2010 should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning 2009) and must be made publicly available for **14 days**; and
 - (b) the relevant planning 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 4.5 of *A Guide to Preparing LEPs* (Department of Planning 2009).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport for NSW – Roads and Maritime Services
 - NSW Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 2nd day of February 2012.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure