



27 June 2019

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

Our Ref: 24/2016/PLP
Your Ref: PP_2017_THILL_010_00

Dear Ms Carruthers,

GATEWAY EXTENSION – PLANNING PROPOSAL AT 6-12 & 16-20 GARTHOWEN CRESCENT, CASTLE HILL (24/2016/PLP)

I am writing to request an extension of time to complete the planning proposal for land at 6-12 & 16-20 Garthowen Crescent, Castle Hill. The proposal seeks to rezone the subject site to R4 High Density Residential and increase the minimum lot size, maximum height of buildings and maximum floor space ratio to facilitate high density residential development incorporating up to 190 dwellings.

On 13 October 2017 a Gateway Determination was issued by the Department of Planning and Environment. The Gateway Determination states that the planning proposal should proceed to public exhibition, subject to the following conditions:

1. *Prior to undertaking community consultation, Council is required to:*
 - a) *remove references to proposed amendments to Schedule 1 – Additional Permitted Uses;*
 - b) *amend the planning proposal to seek to rezone the site from R3 Medium Density Residential to R4 High Density Residential in accordance with Part 2 of The Hills Local Environmental Plan 2012;*
 - c) *amend the planning proposal to seek to increase the minimum lot size from 700m² to 1,800m²;*
 - d) *amend the planning proposal to seek to increase the maximum floor space ratio control from nil to 3:1 in accordance with clause 4.4 of The Hills Local Environmental Plan 2012;*
 - e) *amend the planning proposal to seek to increase the maximum height of buildings control from 9m to the equivalent height of 18 storeys expressed in metres in accordance with clause 4.3 of The Hills Local Environmental Plan 2012;*
 - f) *update the Urban Design Concept Plan, Urban Design Report, Transport and Access Report, and Heritage Impact Assessment Report; and*
 - g) *re-submit the planning proposal to the Department of Planning and Environment for endorsement.*
2. *Community consultation for a minimum period of 28 days;*

3. Consultation with Sydney Water, Department of Education, Office of Environment and Heritage, Transport for NSW and Roads and Maritime Services;

On 7 February 2018, the Department of Planning and Environment issued a revised Gateway Determination which deleted Condition 1(d) of the original Gateway Determination and substituted the maximum floor space requirement which incorporates a three-tier incentivised mechanism in alignment with the Castle Hill North Precinct Planning Proposal.

On 22 October 2018, the Department issued a Gateway Extension which enabled an extension of time for the finalisation of the plan until 15 July 2019.

The planning proposal will not be finalised by 15 July 2019 and an extension of an additional nine months (to 15 April 2020) for completion is formally requested on the basis that:

- The subject site sits within the wider Castle Hill North Precinct and concerns raised in public authority submissions (in particular TfNSW and RMS) are fundamentally tied to traffic related matters which have been flagged for the Castle Hill North Precinct. These include the progression of a Precinct-wide traffic model to determine the scope of regional traffic infrastructure upgrades and the adequacy of Contributions Plan No.17 – Castle Hill North to facilitate the necessary infrastructure projects to service the Precinct;
- In light of the above, when considering the outcomes of Public Exhibition Period, Council resolved at its Ordinary Meeting of 28 May 2019 that the planning proposal should proceed to finalisation following the finalisation and adoption of Contributions Plan No. 17 – Castle Hill North Precinct (along with the concurrent finalisation of the Castle Hill North Precinct Planning Proposal and DCP);
- Council recently forwarded the Draft Contributions Plan No.17 – Castle Hill North to the Independent Pricing and Regulatory Tribunal (IPART) for review, seeking their endorsement. It is estimated that the review will not be finalised by November 2019 at the earliest. The outcomes of the review will determine whether there would be a need to further review the draft VPA in association with this Planning Proposal as it relates to funding of regional traffic infrastructure; and
- Subsequently, this Planning Proposal cannot be forwarded to the Department for finalisation until late-2019 at the earliest, following finalisation of the Contribution Plan.

Following the finalisation and adoption of the Castle Hill North Precinct Planning Proposal and the associated Contribution Plan, Council will endeavour to work towards finalisation of the subject planning proposal in a timely manner.

Thank you for your consideration of this nine month Gateway extension request. Should you require any further information please contact Jane Kim, Senior Town Planner on 9843 0185.

Yours faithfully



Nicholas Carlton
MANAGER FORWARD PLANNING