

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

Our ref: IRF22/4093

Via email: dstrbac@thehills.nsw.gov.au and ncarlton@thehills.nsw.gov.au

Dear Mr Edgar

Planning proposal (PP-2021-5183) to amend The Hills Local Environmental Plan 2019

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) to rezone land at 30-32 Telfer Road, Castle Hill to R2 Low Density Residential and change the minimum lot size to 1,500m² and 700m².

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 31 August 2023. Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning and Environment.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Angela Hynes, Manager, Metro Central to assist you. Ms Hynes can be contacted on 9860 1558.

Yours sincerely



9/12/2022

Jazmin van Veen
Director, Central (GPOP)
Metro North and Central

Encl: Gateway determination