

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

Our ref: IRF22/566

Via email: Imoran@thehills.nsw.gov.au, ncarlton@thehills.nsw.gov.au

Dear Mr Edgar

Planning proposal (PP-2021-5934) 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) in respect of the planning proposal for land at 346-350 Old Northern Road, Castle Hill to amend *The Hills Local Environmental Plan 2019* to include 'seniors housing' as an additional permitted use in Schedule 1, increase the maximum building height development standard to range from 0m to 22m, and introduce a maximum floor space ratio development standard of 0.83:1.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. The Minister for Planning or appointed delegate will be the local plan-making authority.

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, as follows:

- The planning proposal must be exhibited within **3 months** of the date of the gateway determination.
- The planning proposal must be reported to council for a final recommendation within **6 months** of the date of the gateway determination.
- The amending local environmental plan (LEP) must be finalised within **12 months** of the date of 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 Jorge Alvarez to assist you. Mr Alvarez can be contacted on 9995 5748.

Yours sincerely



Alison McLaren
Executive Director, Metro Central and North
Planning and Land Use Strategy

Encl: Gateway determination