

Our ref: IRF22/3668

Your ref: 1/2021/PLP

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

Via email: mmunari@thehills.nsw.gov.au
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Dear Mr Edgar

Planning proposal PP-2021-5934 - Endorsement for public exhibition

Thank you for submitting an updated planning proposal in respect of PP-2021-5934 to facilitate a higher density seniors living development on 346-350 Old Northern Road, Castle Hill (Lot 503 DP 1048808).

The Department of Planning and Environment (the Department) has reviewed the updated planning proposal, having regard to the gateway determination conditions.

I note that condition 1(a) to (c) and (e) to (g) of the Gateway determination have been addressed and updated sufficiently in the revised planning proposal. However, Condition 1 (d) has not been satisfied, the masterplan and draft Development Control Plan (DCP) are inconsistent in respect of setbacks and upper level setbacks. This condition is replicated below:

(1)(d) Ensure consistency across documentation, particularly the planning proposal, revised masterplan and draft DCP, and with particular reference to the proposed height and setback of buildings, upper level setbacks, the proposed development concept, significant trees to be retained, and all other matters.

While the Department does not have jurisdiction over Council DCPs, it would be beneficial for Council's proposed controls to be further justified. The Department will grant a conditional endorsement subject to Council updating the Planning Proposal prior to exhibition to note there is an inconsistency in references to setbacks and upper level setbacks within the documentation and to provide further background to Council's DCP provisions.

Should you have any further enquiries about this matter, please contact myself on 9860 1558.

Yours sincerely



01.11.2022

Angela Hynes
Manager, Place & Infrastructure
Metro Central and North District