

PP-2021-5934 (IRF23/2627)

Mr Michael Edgar
General Manager
The Hills Shire Council
3 Columbia Court
NORWEST NSW 2153

Dear Mr Edgar

The Hills Local Environmental Plan 2019 (Amendment No 25)

I refer to the proposal to amend The Hills Local Environmental Plan 2019 to include 'seniors housing' as an additional permitted use under Schedule 1 and amend development standards to facilitate the redevelopment of the existing seniors housing at 346-350 Old Northern Road, Castle Hill.

I acknowledge that Council resolved not to support the finalisation of this matter. I have considered the proposal, including its history and improvements and am satisfied that the proposal can now be made.

As such, I advise that as the Minister for Planning and Public Spaces' delegate, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

I note that the maximum height of buildings permitted by this proposal have been carefully arranged to minimize impact to adjoining properties and lessen visual impact. I also understand Council has prepared a supporting development control plan which will further guide development in mitigating adverse impacts.

Should you have any enquiries about this matter, I have arranged for Mr Peter Pham to assist you. Mr Pham can be contacted on 02 9860 1593.

Yours sincerely



Leah Schramm
Acting Executive Director, Metro Central and North
Planning Land Use Strategy and Housing