

Department of Planning, Housing and Infrastructure

Our ref: IRF25/1208

Mr Matthew James
Level 5, 66 Eagle Street
BRISBANE QLD
Via Email: M.james@gic.com

26th June 2025

Subject: Planning proposal PP-2022-3644 to amend The Hills Local Environmental Plan 2019

Dear Mr James

I am writing to inform you of the outcome of the planning proposal for the Kentwell Avenue Precinct, Castle Hill, to increase density to enable a mixed-use residential precinct with a central park.

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

Due to the planning proposal being the subject of a rezoning review, the Minister for Planning and Public Spaces, or their delegate, is the local plan-making authority. The proposed local environmental plan is to be finalised on or before 17 July 2026.

I encourage Council and the proponent to continue working towards a suitable arrangement for the dedication of land identified in the proposal for a public purpose. This zoning and associated acquisition must have the approval of the nominated acquisition authority prior to the making of the LEP in accordance with the *Environmental Planning and Assessment Act 1979*.

Should you have any enquiries about this matter, Peter Pham can assist you, he can be contacted on (02) 9860 1593.

Yours sincerely



Daniel Thompson
A/Executive Director
Local Planning & Council Support

Encl: Gateway determination