

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-3644):** to increase density to enable a mixed-use residential precinct with a central park at Kentwell Avenue Precinct, Castle Hill.

I, the Acting Executive Director, Local Planning & Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to The Hills Local Environmental Plan 2019 to increase density to enable a mixed-use residential precinct with a central park at Kentwell Avenue Precinct, Castle Hill should proceed subject to the following

The LEP should be completed on or before 17 July 2026.

### Gateway Conditions

1. Prior to public exhibition, the planning proposal be updated as follows:
  - (a) Consult with Council on the proposed RE1 zoning for the central public park. The proposal should be updated following Council consultation to adequately address their feedback.
  - (b) Provide a response to Ministerial Direction 1.4 Site Specific Provisions and Ministerial Direction 3.2 Heritage Conservation.
  - (c) Consult with Transport for NSW to ensure relevant traffic and transport matters raised in their correspondence are considered.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
  - (a) the planning proposal is categorised as complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working days; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
  - The Hills Shire Council;
  - Sydney Metro;
  - Transport for NSW;
  - Endeavour Energy; and

- Sydney Water.

Each public authority and government agency is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. Prior to finalisation, ensure an appropriate mechanism is in place to deliver the proposed community benefits.

Dated 26 June 2025



**Dan Thompson**  
**A/Executive Director**  
**Local Planning and Council Support**

**Department of Planning, Housing and  
Infrastructure**

**Delegate of the Minister for Planning and  
Public Spaces**