

Department of Planning, Housing and Infrastructure

Our ref: IRF25/1208

Ms Abigail Goldberg
Chair
Sydney Central Planning Panel
Via Email: enquiry@planningpanels.nsw.gov.au

26 June 2025

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

Dear Ms Goldberg

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 Kentwell Avenue Precinct, Castle Hill, to increase density to enable a mixed-use residential precinct with a central open space.

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.

I note that the inconsistency with Ministerial Directions 1.4 – Site Specific Provisions of the Act are justified.

It is noted that further consultation with public authorities and government agencies is required. The Department considers that any post exhibition amendments should be appropriately informed by community and agency consultation.

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. The planning proposal authority should aim to commence the exhibition of the planning proposal as soon as possible. The planning proposal authority's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be eight weeks in advance of the date the LEP is projected to be made.

Department of Planning, Housing and Infrastructure

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

Yours sincerely

A handwritten signature in blue ink, appearing to read "D Thompson".

Daniel Thompson
A/Executive Director
Local Planning & Council Support

Encl: Gateway determination
Cc: louise.mcmahon@dpie.nsw.gov.au
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