

## Gateway Determination

**Planning proposal (Department Ref: PP-2021-5183):** applying to land at 30-32 Telfer Road, Castle Hill, seeking to amend The Hills Local Environmental Plan 2019 to rezone the site to R2 Low Density Residential and amend the minimum lot size.

I, the Director, Central (GPOP) at the Department of Planning and Environment, as delegate of the Minister for Planning and Homes, 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 rezone the site to R2 Low Density Residential and change the minimum lot size to 1,500m<sup>2</sup> for the fronting lot and 700m<sup>2</sup> for the remainder of the site should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the EP&A Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 31 August 2023.

### Gateway Conditions

1. Prior to community consultation the planning proposal is to be updated to:
  - (a) Update the Project Timeline in accordance with the following conditions.
  - (b) Address *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.
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 standard as described in the *Local Environmental Plan Making Guidelines* (Department of Planning and Environment, 2021) and must be made publicly available for a minimum of 20 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 Guidelines* (Department of Planning and Environment, 2021).

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 EP&A Act:

- NSW Environment and Heritage Group - Biodiversity and Conservation Division
- Relevant utility providers, including Endeavor Energy and Sydney Water

Each public authority 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 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 EP&A 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).

Dated 9th day of December 2022.



**Jazmin van Veen**  
**Director, Central (GPOP)**  
**Metro Central and North**  
**Department of Planning and Environment**

**Delegate of the Minister for Planning and Homes**