

Gateway Determination

Planning proposal (Department Ref: PP-2021-6314): To allow additional permitted uses at 263-273 & 279R Pennant Hills Road and 18 Shirley Street, Carlingford.

I, the Acting 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 Parramatta (former The Hills) Local Environmental Plan 2012 to allow additional permitted uses 263-273 & 279R Pennant Hills Road and 18 Shirley Street, Carlingford at 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 May 2023.

Gateway Conditions

1. If the Parramatta Harmonisation amendment (PP-2020-3106) is finalised prior to the public exhibition of this planning proposal, references to the Parramatta (former The Hills) LEP 2012 will need to be removed and replaced with the new Parramatta LEP.
2. The planning proposal is to be updated to, prior to community consultation to:
 - a) update the proposed Additional Permitted Uses map to only apply to the R4 High Density Residential portion of the site;
 - b) include a response to demonstrate consistency to Section 9.1 Direction 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan;
 - c) update the response to address section 9.1 Direction 1.4 Site Specific Provisions, given the proposal contains additional site specific land uses with a gross floor area cap; and
 - d) update the project timeline to reflect the requirements of the Gateway determination.
3. 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).

Exhibition must commence within 3 months following the date of the gateway determination.

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:

- Transport for NSW
- Transport for NSW (Parramatta light rail team).

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. The planning proposal must be reported to council for a final recommendation 8 months from the date of the Gateway determination.
5. 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 29th day of July 2022.



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

Delegate of the Minister for Planning and Homes