

Mr Bryan Hynes  
Acting Chief Executive Officer  
City of Parramatta Council  
PO BOX 32  
PARRAMATTA 2124

Our ref: IRF23/125

Via email: [ghaydon@cityofparramatta.nsw.gov.au](mailto:ghaydon@cityofparramatta.nsw.gov.au)

Dear Mr Hynes

**Planning proposal PP-2021-5082 to amend Parramatta (former The Hills) Local Environmental Plan 2012**

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) for land at 8 Lincluden Place, Oatlands to rezone the site from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential.

As delegate of the Minister for Planning and Homes, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination. Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

The proposed local environmental plan (LEP) is to be finalised on or before 1 February 2024. Council should aim to commence the exhibition of the planning proposal as soon as possible.

Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). The relevant Department of Planning and Environment team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, 2021) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Rithy Ang to assist you, who can be contacted on 9274 6346.

Yours sincerely



**Jazmin van Veen**  
**Director Central (GPOP)**  
**Planning and Land Use Strategy**  
Encl: Gateway determination