

Ms Abigail Goldberg
Chair
Sydney Central City Planning Panel
Locked Bag 5022
PARRAMATTA NSW 2124

Our ref: IRF22/41

Attn: Suzie Jattan

Dear Ms Goldberg

Planning proposal PP-2020-3335 to amend Parramatta (former the Hills) Local Environmental Plan 2012

I am writing in response to the planning proposal the Sydney Central City Planning Panel has forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) which seeks to facilitate redevelopment of land at 241 – 245 Pennant Hills Road, Carlingford to enable a mix of commercial and residential uses.

As delegate of the Minister for Planning, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the EP&A Act, Directions 1.1 Business and Industrial Zones and 6.3 Site Specific Provisions is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

The proposed local environmental plan (LEP) is to be finalised on or before 25 February 2023. The Sydney Central City Planning Panel should commence the exhibition of the planning proposal within 3 months following the date of the Gateway determination.

The Panel's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks in advance of the date the LEP is projected to be made.

Should you have any enquiries about this matter, I have arranged for Alicia Hall to assist you. Ms Hall can be contacted on 9860 1587.

Yours sincerely



25/02/2022

Jazmin van Veen
Acting Director, Central (GPOP)
Central River City

Encl: Gateway determination