

Gateway Determination

Planning proposal (Department Ref: PP-2020-3335): To allow the redevelopment of 241 – 245 Pennant Hills Road, Carlingford to allow a mix of commercial and residential development.

I, the Acting Director at the Department of Planning and Environment, as delegate of the Minister for Planning, 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 enable the redevelopment of land for commercial and residential purposes at 241 – 245 Pennant Hills Road, Carlingford should proceed subject to the following conditions:

1. If the Parramatta Harmonisation amendment (PP-2020-3106) is finalised prior to the public exhibition of this proposal, the proposal will need to be updated, as follows:
 - (a) references to Parramatta (former The Hills) LEP 2012 will need to be removed and replaced with reference to the new LEP,
 - (b) the Urban Design Statement to reflect the use of active ground uses on ground floor levels, particularly for the 'row' housing proposed on the western portion of the subject site, and
 - (c) design excellence provisions will need to be amended to require the subject site to be identified on the Design Excellence Map under Parramatta LEP 2011.
2. The following amendments are required to the planning proposal prior to public exhibition:
 - (a) include a discussion on how the proposal gives effect to the City of Parramatta Council's Local Strategic Planning Statement.
 - (b) amend the additional local provision clause to require the DCP to address tree canopy and green cover, in addition to built form and urban design matters.
 - (c) provide a concise history of consultation undertaken with City of Parramatta Council/The Hills Council in relation to traffic and transport issues associated with the proposed development.
 - (d) update the mapping in the proposal to include existing and proposed building height, floor space ratio and design excellence maps situated side by side to assist the public in comparing existing and proposed controls. The maps must include a legend, scale bar and north point.
 - (e) include an updated, accurate project timeline for the progression of the proposal.
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 28 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).

4. Exhibition must commence within 3 months following the date of the gateway determination.
5. 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:
 - City of Parramatta Council,
 - TfNSW,
 - Endeavour Energy,
 - Sydney Water, and
 - Schools Infrastructure NSW.

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.

6. 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).
7. The results of the public exhibition must be considered by Sydney Central City Planning Panel for a final recommendation 10 months from the date of the Gateway determination.
8. The LEP should be completed on or before 25 February 2023.

Dated 25th day of February 2022.

Jazmin Van Veen
Acting Director, Central (GPOP)
Central River City and Western Parkland
City
Department of Planning and Environment

Delegate of the Minister for Planning