



Gateway Determination

Planning proposal (Department Ref: PP_2021_3263): the planning proposal seeks to amend Schedule 1, Additional Permitted Uses of the Parramatta Local Environmental Plan 2011 to permit 'take away food and drink premises' (limited to a maximum gross floor area of 100m²) at 64 Victoria Road, North Parramatta 2151.

I, the Director, Central (GPOP) at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Schedule 1 of the Parramatta Local Environmental Plan (LEP) 2011 to permit 'take away food and drink premises' as an additional permitted use (limited to a maximum gross floor area of 100m²) at 64 Victoria Road, North Parramatta, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be updated and amended to:
 - a. include reference to amending the Additional Permitted Use map in the explanation of provisions and include draft mapping;
 - b. revise Part 5 Community Consultation to reflect the current notification and exhibition arrangements during the COVID-19 pandemic;
 - c. include a revised project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - a) the planning proposal 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with Transport for New South Wales under section 3.34(2)(d) of the Act. Transport for New South Wales is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 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 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).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c) there are no outstanding written objections from public authorities.
6. The planning proposal must commence public exhibition within two months from the date of the Gateway determination.
7. The planning proposal must be reported to Council for final consideration within six months from the date of the Gateway determination.
8. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 19th day of May 2021



Christine Gough
Director, Central District GPOP
Central River City & Western Parkland
City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces