

Gateway Determination

Planning proposal (Department Ref: PP-2023-1918): to amend Parramatta Local Environmental Plan 2023 to facilitate the redevelopment of 53-61 Rawson Street, Epping.

I, the Director, Local Planning (Central, West and South) at the Department of Planning, Housing and Infrastructure, 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 the Parramatta Local Environmental Plan 2023 to increase the maximum building height and introduce site specific provisions at 53-61 Rawson Street, Epping should proceed subject to the following:

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 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 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 10 October 2025.

Gateway Conditions

1. Prior to finalisation:

- a) the planning proposal is to be revised to address Ministerial Direction 4.1 Flooding and provide a revised flood impact assessment in response to consultation with NSW Department of Climate Change, Energy, the Environment and Water and State Emergency Service. Consideration should be given to the recommendations of the 2022 NSW Flood Inquiry and the NSW Flood Risk Management Manual 2023.
- b) Council is to ensure an appropriate mechanism is identified which facilitates the intended urban design outcomes, including the provision of publicly accessible open space.

2. 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 complex as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 30 working 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 Guideline (Department of Planning and Environment, August 2023).

3. 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 Act:
 - Ausgrid
 - Crown Lands
 - NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)
 - NSW Department of Education / Schools Infrastructure NSW
 - State Emergency Service
 - Sydney Water
 - Transport for 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 working 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 LEP should be completed by 10 October 2025 in accordance with Table 2 of the LEP Plan Making Guideline 2023.

Dated 10 September 2024



Rukshan De Silva
A/ Director
Local Planning (Central, West and South)
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces