

## Gateway Determination

**Planning proposal (Department Ref: PP-2024-1406):** Amend planning controls relating to the Parramatta CBD.

I, the Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces (the Minister), have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) that an amendment to the Parramatta Local Environmental Plan 2023 (Parramatta LEP) to amend planning controls relating to the Parramatta CBD, 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 EP&A 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 EP&A Act or the Secretary of the Department of Planning, Housing and Infrastructure (the Secretary) has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The Parramatta LEP should be completed on or before 30 July 2025.

### Gateway Conditions

1. Prior to exhibition, the planning proposal and relevant accompanying documents are to be amended to update the proposed Special Provision Area map to remove the Area B hatching on the area south of Parramatta station.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the EP&A Act as follows:
  - (a) the planning proposal is categorised as standard 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 20 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 Transport for New South Wales (TfNSW) under section 3.34(2)(d) of the Act. TfNSW is to be provided with a copy of the planning proposal and any relevant supporting material 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).

Dated 23 September 2024



**Rukshan de Silva**  
**Director, Local Planning and Council**  
**Support**  
**Department of Planning, Housing and**  
**Infrastructure**

**Delegate of the Minister for Planning and**  
**Public Spaces**