

## Alteration of Gateway Determination

### *Planning proposal (Department Ref: PP-2024-2710)*

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(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination date 24 March 2025 for the proposed amendment to the Parramatta Local Environmental Plan 2023 to address supplementary matters resulting from the consolidated Parramatta LEP 2023 and housekeeping matters should proceed subject to the following:

1. Delete the Gateway conditions:

#### **“Gateway Conditions**

1. *Prior to exhibition, the planning proposal is to be amended to the following and forwarded to the Minister under s 3.34(6) of the Act:*
  - (a) *Correct the errors as set out in the Department’s Gateway report (dated March 2025);*
  - (b) *Include mapping, for the purposes of public exhibition, for consequential mapping changes arising from the proposal for Items 12, 14-16, 33-52, 54, 56-58, 60-71 and 73.*
  - (c) *Amend Item 17 (Church Street North public plaza site) and associated mapping to reflect the amended HOB of 9m and label ‘subject to consultation with TfNSW’ indicating this aspect of the proposal remains unresolved;*
  - (d) *Remove Item 18 (Melrose Park duplicate matters) and associated mapping from the proposal;*
  - (e) *Update Item 27 (proposed dwelling mix clause) to provide an evidence based justification to support this proposed amendment. This must include a current market demand analysis that demonstrates:*
    - *The proposed amendment will not have a detrimental impact on development feasibility across the LGA.*
    - *The proposed amendment will not have a detrimental impact on housing supply across the LGA.*
    - *The overall benefits of the proposed amendment.*
  - (f) *Remove Items 74-122 (proposed APU’s for PoPW in R2 zone) and associated mapping from the proposal;*
2. *The amended planning proposal shall be submitted for review and approval, prior to commencement of community and/or agency consultation.*
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 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).*

4. *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:*

- *Transport for NSW, particular comments required on the proposed height limit for the public plaza (Item 17) and removal of land from the LRA map (Items 10 & 11).*
- *Biodiversity, Conservation and Science Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on proposed amendments to biodiversity mapping (Items 1, 2 & 13).*
- *Heritage and Environment Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on the proposed amendments to the heritage mapping (Items 3-9).*

*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.*

5. *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)."*

2. Replace with:

### **"Gateway Conditions**

1. *Prior to exhibition, the planning proposal is to be amended as follows:*

*(a) Remove any tracked changes, strikethroughs and highlighted sections from the amended planning proposal document for the purposes of public exhibition;*

*(b) Include mapping, for the purposes of public exhibition, for consequential mapping changes arising from the proposal for Items 12, 14-16, 30-49, 51, 53-55, 57-68 and 70.*

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:*

- *Transport for NSW, particular comments required on the proposed removal of land from the LRA map (Items 10 &11).*

- *Biodiversity, Conservation and Science Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on proposed amendments to biodiversity mapping (Items 1, 2 &13).*

- *Heritage and Environment Division of the Department of Climate Change, Energy, the Environment and Water NSW, particular comments required on the proposed amendments to the heritage mapping (Items 3-9).*

*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.*

*5. 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 29<sup>th</sup> September 2025



**Tina Chappell**  
**Director, Local Planning (Central, West and South)**

**Local Planning and Council Support**  
**Department of Planning, Housing and Infrastructure**

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