

Gateway Determination

Planning proposal (Department Ref: PP-2025-1188): to rezone the existing RE1 Public Recreation zone to RE2 Private Recreation and removal of the application of the Land Reservations Acquisition Map at 2B and 8-12 Hill Road, Lidcombe.

I, the Acting 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 rezone the existing RE1 Public Recreation zone to RE2 Private Recreation and removal of the application of the Land Reservation Acquisition Map at 2B and 8-12 Hill Road, Lidcombe should proceed subject to the following:

The LEP should be completed on or before 10 July 2026.

Gateway Conditions

1. Prior to community consultation, the planning proposal is to be updated to:
 - (a) Include the proposed zoning and Land Reservation Acquisition maps to demonstrate the proposed mapping changes.
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 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 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:
 - NSW Department of Climate Change, Energy, the Environment and Water
 - Sydney Water
 - Jemena
 - Viva Energy
 - Qenos
 - Ampol Australia Petroleum

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).

Dated 20 August 2025



Elizabeth Kimbell
Acting Director
Local Planning (Central, West and South)
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces