



## Gateway Determination

**Planning proposal (Department Ref: PP\_2020\_COPAR\_001\_00):** to amend to the zoning and development standards, inclusion of site specific provisions relating maximum car parking rates, unlimited commercial floor space, carparking as an additional use and overshadowing of Parramatta Square, and identification of land to be reserved.

I, the Executive Director, Central River City & West Parkland City 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 the Parramatta Local Environmental Plan (LEP) 2011 to enable redevelopment of 65-79 Macquarie Street 38 and 41-45 Hunter Street) Parramatta should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to amend the planning proposal and supporting documentation as follows:
  - (a) amend to ensure protection of compensatory area of solar access at the eastern end of Parramatta Square at the Spring and Autumn equinox;
  - (b) all references regarding the removal of St John's Parish Hall as an item of local heritage significance are to be removed;
  - (c) update the explanation of provisions to identify the site is to be included in the areas specified in Clause 7.6 Airspace Operations;
  - (d) identify the relevant acquisition authority for land reservations where appropriate; and
  - (e) updated to address Direction 2.6 Remediation of Contaminated Land.
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 the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - NSW State Emergency Services,
  - DPIE – Environment, Energy and Science,

- NSW Heritage;
- Transport for NSW;
- Civil Aviation Safety Authority;
- Commonwealth Department of Infrastructure and Regional Development;  
and
- Utility providers.

Each public authority/organisation 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.

Council should raise the possibility of State infrastructure needs generated by the proposal when consulting State Agencies and forward their comments to the Department upon receipt.

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. Prior to finalisation, the planning proposal is to be consistent with the Parramatta CBD Planning Proposal's position in relation to solar access to Parramatta Square.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 8<sup>th</sup> day of September 2020.



**Catherine Van Laeren**  
**Executive Director, Central River City**  
**and Western Parkland City**  
**Greater Sydney, Place and**  
**Infrastructure**  
**Department of Planning, Industry and**  
**Environment**

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