

Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_004_00): to rezone various parts of land and amend floor space ratio controls for the Lennox Bridge Car Park site in Parramatta.

I, the Director, Central (GPOP) 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 rezone various parts of land and amend floor space ratio controls for the Lennox Bridge Car Park site in Parramatta should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to update the planning proposal as follows:
 - a. update the site's address and descriptions;
 - b. update Part 2 – Explanation of Provisions to address minor misdescriptions of the proposed amendments;
 - c. update the existing and proposed maps to ensure labels are legible and all mapped controls are clearly identified in the corresponding legend;
 - d. correctly identify the local heritage item on the portion of the existing site; and
 - e. update the project timeline.
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. No consultation is required with public authorities/organisation under section 3.34(2)(d) of the Act.
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 of the planning proposal Council is to ensure there is mechanism for the delivery of all land zoned RE1 – Public Recreation into Council ownership.
6. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 27th day of August 2020.



**Christine Gough
Director, Central (GPOP)
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment**

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