

Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_009_00): to amend Schedule 1 of the Parramatta (former The Hills) Local Environmental Plan (LEP) 2012 by adding 'retail premises' as an additional permitted use (limited to a maximum of 3,800m²) to facilitate a supermarket and liquor store at 1 Windsor Road, North Rocks.

I, the Executive Director, Central River City and Western 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 (former The Hills) Local Environmental Plan (LEP) 2012 to facilitate a supermarket and liquor store should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to consult with Caltex seeking their comments and update the planning proposal, if required.
2. Prior to public exhibition, Council is to amend the planning proposal to:
 - (a) update the Explanation of Provisions to require that 'retail premises' may only be permitted as an additional permitted use in conjunction with an existing permissible use under the B6 Enterprise Corridor zone;
 - (b) include a proposed Additional Permitted Use map; and
 - (c) update the response and justification in relation to Section 9.1 Directions 1.1 Business and Industrial Zones, 2.6 Remediation of Contaminated Land, 4.1 Acid Sulfate Soils, 6.2 Reserving Land for a Public Purpose, 6.3 Site Specific Provisions.
3. 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).

4. 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 Heritage;
 - NSW State Emergency Services; and
 - Transport for NSW.

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.

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).
6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the 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 section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 3rd day of November 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