

Gateway Determination

Planning proposal (Department Ref: PP-2021-3409): to facilitate a mixed-use residential development with open space and affordable housing at 361-365 North Rocks Road, North Rocks.

I, the Acting Executive Director, Local Planning & Council Support 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 facilitate a mixed-use residential development with open space and affordable housing at 361-365 North Rocks Road, North Rocks should proceed subject to the following

The LEP should be completed on or before 9 October 2025.

Gateway Conditions

1. The planning proposal is to be updated to:
 - Change the C2 Environmental Conservation zoned land to either RE1 Public Recreation zone (subject to consultation with City of Parramatta Council) or RE2 Private Recreation zone, with a mechanism for public access.
 - Consult with the NSW Rural Fire Service (RFS) in accordance with Ministerial Direction 4.3 Planning for Bushfire Protection. The proposal will need to be appropriately updated to address any comments from NSW RFS.
 - Remove the suggested wording of the proposed additional local clauses and replace with further explanation of the intent of each individual clause.
2. During the exhibition phase:
 - Consult with Department of Climate Change, Energy, the Environment and Water (DCCEEW) to confirm whether the existing area of the site identified on the Natural Resources mapping in the Parramatta LEP 2023 is appropriate following consideration of the biodiversity values of that portion of the site.
3. Prior to finalisation:
 - Following consideration of the consultation outcomes with DCCEEW and the RFS, further consultation with Council is to be undertaken regarding mechanisms for dedication of the land adjoining the northern boundary (previously proposed C2 zoned land) and securing public access in perpetuity.
 - The planning proposal and mapping should be updated as required.
4. 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).
5. 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 Rural Fire Service (RFS)
 - Biodiversity, Conservation and Science Division of the Department of Climate Change, Energy, the Environment and Water (DCCEEW)
 - Transport for NSW (TfNSW)
 - Department of Education (Schools Infrastructure NSW)
 - Sydney Water
 - City of Parramatta Council
- Each public authority and government agency 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.
6. 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 21 October 2024



Daniel Thompson
Acting Executive Director,
Local Planning and Council Support

Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces