

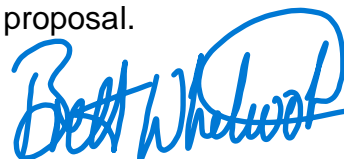
Gateway Determination

Planning proposal (Department Ref: PP-2021-5291): to amend the *Parramatta Local Environmental Plan 2011* and the *Hornsby Local Environmental Plan 2013* as it applies to certain land zoned B2 Local Centre in Epping Town Centre, to mandate the provision of non-residential floor space in new development.

I, the Deputy Secretary, Greater Sydney, Place and Infrastructure, 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*, that amendments to the *Parramatta Local Environmental Plan 2011* and the *Hornsby Local Environmental Plan 2013* to mandate the provision of non-residential floor space in new development on land zoned B2 Local Centre in Epping Town Centre, excluding 6-14 Bridge Street, 18A Bridge Street and 24-30 High Street, Epping, should be refused for the following reasons:

1. The planning proposal does not demonstrate site-specific merit, as:
 - a) the planning proposal is not considered to be the best means of achieving the intended outcomes; and
 - b) the planning proposal remains inconsistent with the following Section 9.1 Ministerial Directions, which require further resolution to comply:
 - Direction 2.3: Heritage Conservation,
 - Direction 4.4: Planning for Bushfire Protection, and
 - Direction 6.3: Site Specific Provisions.
2. The planning proposal is not accompanied by adequate required information to support the progression of the planning proposal.

Dated 11th day of October 2021.



Brett Whitworth
Deputy Secretary, Greater Sydney,
Place and Infrastructure
Department of Planning, Industry and
Environment

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