Gateway Determination

Planning proposal (Department Ref: PP-2021-6629)*: to amend the Parramatta Local Environmental Plan 2011 to apply the Dual Occupancy Prohibition Map to 27 properties at 1 and 3 Simpson Street, 1-5 and 2-8 Lois Street and 5A, 51-61 and 64-82 Naomi Street South, Winston Hills.*

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 Local Environmental Plan (LEP) 2011 to apply the Dual Occupancy Prohibition Map to 27 properties at 1 and 3 Simpson Street, 1-5 and 2-8 Lois Street and 5A, 51-61 and 64-82 Naomi Street South, Winston Hills should not proceed for the following reasons:

1. The planning proposal has not demonstrated strategic or site specific merit or consistency with the relevant priorities, aims or objectives of:
    a) the Central City District Plan;
    b) the Parramatta Local Strategic Planning Statement;
    c) the Parramatta Strategic Plan;
    d) the Parramatta Local Housing Strategy;
    e) Section 9.1 Ministerial directions:
        • Direction 3.1 – Residential Zones,
        • Direction 3.4 – Integrating Land Use and Transport,
        • Direction 6.3 – Site Specific Provisions, and
    f) SEPP (Exempt and Complying Development Codes) 2008.

2. The planning proposal does not provide sufficient evidence for the constraints identified and is inconsistent with analysis provided in support of the Parramatta Harmonisation Planning Proposal. Site specific constraints identified can be adequately addressed through other mechanisms, such as the development application process.

Dated 13th of December 2021.

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