

Gateway Determination

Planning proposal (Department Ref: PP-2022-3132): to amend the *Height of Building (HOB)* and *Floor Space Ratio (FSR)* controls to facilitate residential development at 23-27 Harold Street, Parramatta.

I, the Acting Director, Local Planning (Central West and South) 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 2023 to increase the HOB and FSR controls at 23-27 Harold Street, Parramatta should proceed subject to the following.

The LEP should be completed on or before 15 August 2025.

Gateway Conditions

1. Prior to exhibition, the planning proposal is to be amended to:
 - (a) Include an updated timeline in line with the Gateway determination; and
 - (b) Identify an appropriate mechanism which facilitates the intended urban design outcomes.
2. 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 standard 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 20 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).
3. Consultation is required with the following public authorities:
 - Department of Climate Change, Energy, the Environment and Water (DCCEEW);
 - Transport for New South Wales (TfNSW)

Each public authority 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.

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:

- (a) Ensure the planning proposal appropriately considers and responds to its alignment with Council's North-East Planning Investigation Area planning proposal (PP-2024-1160).
- (b) Ensure an appropriate mechanism is in place which facilitates the intended urban design outcomes.

Dated 9 December 2024



Peter Pham
A/Director, Local Planning (Central,
West and South)
Local Planning and Council and
Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning
and Public Spaces