

## Gateway Determination

**Planning proposal (Department Ref: PP-2022-4283):** to increase height and FSR to facilitate a mixed-use development at 31 O'Connell Street and 9 Albert Street, North Parramatta.

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 increase height and FSR to facilitate a mixed-use development at 31 O'Connell Street and 9 Albert Street, North Parramatta should proceed subject to the following

The LEP should be completed on or before 10 April 2026.

### Gateway Conditions

1. Prior to public exhibition, the planning proposal be updated as follows:
  - (a) Remove flooding references; and
  - (b) Provide a response to Ministerial Direction 1.4 Site Specific Provisions, Direction 1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan, and Direction 7.1 Employment Zones.
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 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 the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. 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:
  - Australian Government's Department of Climate Change, Energy, the Environment and Water and Heritage;
  - Heritage NSW;
  - Transport for NSW;
  - Sydney Water; and

- 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.

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, ensure an appropriate mechanism is in place to deliver the proposed community benefits.

Dated 26 March 2025



**Dan Thompson**  
**Acting Executive Director,**  
**Local Planning and Council Support**

**Department of Planning, Housing and**  
**Infrastructure**

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