



Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_002_00): to amend the height of building, floor space ratio and insert site specific controls for land at 135 George Street and 118 Harris Street, Parramatta (Albion Hotel).

I, the Director, Central (GPOP) 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 amend height of building, floor space ratio and insert site specific controls should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal as follows:
 - (a) update the proposed mapping to reflect the current controls on the adjoining Cumberland Media site at the time of exhibition;
 - (b) introduce a satisfactory arrangements clause for funding of regional infrastructure;
 - (c) include the Overshadowing Technical Paper submitted with the Parramatta CBD planning proposal with the exhibition material;
 - (d) include a Satisfactory Arrangements Clause for the provision of state and regional infrastructure; and
 - (e) update the project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum **28 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 section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Commonwealth Department of Infrastructure, Transport, Regional Development and Communities;
 - Civil Aviation Safety Authority;

- Department of Premier and Cabinet – NSW Heritage;
- NSW State Emergency Services; and
- Transport for NSW

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. Prior to finalising the plan, Council is to ensure there is consistency between the planning proposal and the Parramatta CBD planning proposal.
5. 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).
6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 31st day of July 2020.



Christine Gough
Director, Central (GPOP)
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces