



Mr Brett Newman
Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Newman

Planning proposal PP_2020_COPAR_006_00 to amend Parramatta Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal amend planning controls at 8-14 Great Western Highway, Parramatta.

As delegate of the Minister for Planning and Public Spaces, I have now determined the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Directions 4.1 Acid Sulfate Soils and 6.3 Site Specific Provisions are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 3.5 Development Near Regulated Airport and Defence Airfields and 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. Council should ensure this occurs prior to the plan being made.

As the site is located within the area covered by a potential Special Infrastructure Contribution plan, I ask that Council please request the proponent to initiate discussions with the Department. I would also appreciate if Council could raise the matter of State infrastructure needs generated by the proposal when consulting State Agencies and forward these submissions to the Department to assist in discussion with the proponent.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office six weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning, Industry and Environment.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, please contact Eleanor Robertson, Manager, Place and Infrastructure (GPOP) on (02) 9373 2888.

Yours sincerely



1/9/2020

Christine Gough
Director, Central (GPOP)
Central River City and Western Parkland City

Encl: Gateway determination
Authorised plan-making reporting template



Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_006_00): to amend the height of building, floor space ratio and insert site specific controls for land at 8-14 Great Western Highway, Parramatta.

I, the Director Central (GPOP), 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 amend planning controls for land at 8-14 Great Western Highway should proceed subject to the following conditions:

1. Prior to exhibition, the Planning Proposal is amended as follows:
 - a. Update the planning proposal to address section 9.1 Direction 3.5 Development Near Regulated Airport and Defence Airfields;
 - b. Update the project timeline.
2. The planning proposal should be made available for community consultation for a minimum of **28 days**.
3. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act and to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - NSW Heritage;
 - Commonwealth Department of Infrastructure, Transport, Regional Development and Communications (DITRDC); and
 - Civil Aviation Safety Authority (CASA).

Each public authority 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 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 **12 months** following the date of the Gateway determination.

Dated 1st day of September 2020.



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

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