



Planning



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Department Generated Correspondence (Y)

Office of the Director General

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Our ref: PP_2009_PARRA_002_00 (09/02962)

Dear Dr Lang,

Re: Planning Proposal to rezone land at 2 Morton Street, Parramatta - Reconsideration of Gateway Determination dated 30/12/2009

I am writing in response to Council's request for a reconsideration of a Gateway Determination dated 30 December 2009 under section 56 of the Environmental Planning and Assessment Act 1979 ('EP&A Act') in respect of the planning proposal to amend the Parramatta Local Environmental Plan 2001 to rezone land at 2 Morton Street, Parramatta (Lot 1 DP 817709) to allow the site to be developed for high density residential, with a component of mixed uses and foreshore open space.

As delegate of the Minister for Planning, I have now determined that the planning proposal should proceed subject to the revised conditions in the attached Gateway Determination.

The Gateway Determination requires that the planning proposal be made publicly available for a period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination.

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 s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Rachel Cumming of the Regional Office of the Department.

Yours sincerely,

Ian Reynolds
A/Director General

Gateway Determination

Planning Proposal (Department Ref: PP_2009_PARRA_002_00): to amend the Parramatta Local Environmental Plan 2001 to rezone land at 2 Morton Street, Parramatta (Lot 1 DP 817709) to allow the site to be developed for high density residential, with a component of mixed uses and foreshore open space.

I, the A/Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan 2001 to rezone land at 2 Morton Street, Parramatta (Lot 1 DP 817709) to allow the site to be developed for high density residential, with a component of mixed uses and foreshore open space should proceed, subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs* (Department of Planning 2009) and must be made publicly available for **28 days**; and
 - (b) the relevant planning 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 4.5 of *A Guide to Preparing LEPs* (Department of Planning 2009).
2. Consultation is required with the following agencies under section 56(2)(d) of the EP&A Act:
 - (a) Catchment Management Authority – Sydney Metro
 - (b) Department of Environment, Climate Change and Water
 - (c) Department of Transport and Infrastructure
 - (d) Roads and Traffic Authority

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

3. Council preparing a land use map (as opposed to a zoning map) which indicates the primary use for each portion of the site (ie. high density residential, public open space etc). The key should list the primary use for each portion and any additional permitted uses. The proposed height and floor space ratio controls can be explained in prose on accompanying application maps which clearly show the site in one colour and a key which states the proposed maximum control for this colour. Council should ensure that the maps only apply to this site, leaving the area outside the site blank. This information is to be prepared prior to consultation with public authorities and the community.
4. For the purpose of the public exhibition of this planning proposal and the draft Principal LEP, Council is to ensure that both clearly state its intention to include this planning proposal within both the existing (LEP 2001) and the new (Principal) comprehensive LEP and the relationship between the two plans.

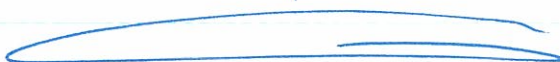
5. No public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act.
6. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated

9th

day of

February 2010.



Ian Reynolds
A/Director General
Delegate for the Minister for Planning