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Mr Greg Dyer  
Chief Executive Officer  
Parramatta City Council  
PO Box 32  
PARRAMATTA NSW 2124

Our ref: PP\_2014\_PARRA\_002\_00 (14/01189)  
Your ref: RZ/4/2013

Dear Mr Dyer,

### **Planning proposal to amend Parramatta Local Environmental Plan 2007**

I am writing in response to your Council's letter dated 19 December 2013 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to increase the maximum height and floor space ratio (FSR) controls, realign the building height and zone boundaries at 12-14 Phillip Street, 333 and 339 Church Street as well as remove the local heritage listing of 333 Church Street, Parramatta.

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

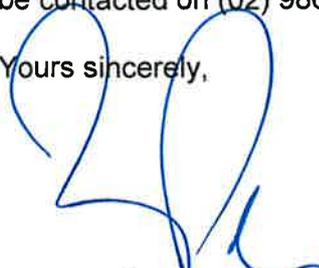
I have also agreed the planning proposal's inconsistencies with S117 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation and 4.3 Flood Prone Land are of minor significance. In relation to S117 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reconfiguration of land for public purposes. No further approval is required in relation to these Directions.

The amending Local Environmental Plan (LEP) is to be finalised within 12 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible and is encouraged to include the heritage reports and flood assessment report with the planning proposal during exhibition. Council's request for the agency to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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 54(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, I have arranged for Ms Lillian Charlesworth of the Planning & Infrastructure regional office to assist you. Ms Charlesworth can be contacted on (02) 9860 1101.

Yours sincerely,

  
**Richard Pearson**  
**Deputy Director General**  
**Growth Planning & Delivery**

27/2/14

Encl:  
Gateway Determination

## Gateway Determination

**Planning proposal (Agency Ref: PP\_2014\_PARRA\_002\_00):** to make various changes to development controls at 12-14 Phillip Street, 333 and 339 Church Street Parramatta and delete a local heritage item.

I, the Deputy Director General, Growth Planning and Delivery at Planning and Infrastructure as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta City Centre Local Environmental Plan (LEP) 2007 to increase the maximum height and floor space ratio (FSR) controls, realign the building height and zone boundaries at 12-14 Phillip Street, 333 and 339 Church Street as well as remove the local heritage listing of 333 Church Street, Parramatta should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to advise that the proposed amendment may be made to the amalgamated Parramatta City Centre LEP 2007 and Parramatta LEP 2011 which is currently subject to a separate planning proposal.
2. 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 must be made publicly available for a minimum of **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 5.5.2 of *A Guide to Preparing LEPs (Planning & Infrastructure 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
  - Department of Education and Communities
  - Office of Environment and Heritage
  - Energy Australia
  - Transport for NSW
  - Railcorp
  - Roads and Maritime Services
  - Sydney Water
  - Fire and Rescue NSW
  - NSW Aboriginal Land Council
  - Sydney Metropolitan Catchment Management Authority
  - Sydney Metropolitan Airports
  - Department of Infrastructure and Regional Development

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. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A 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).



## Planning & Infrastructure

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 27 day of February 2014.

A handwritten signature in blue ink, appearing to read 'R. Pearson'.

**Richard Pearson**  
Deputy Director General  
Growth Planning & Delivery  
Planning and Infrastructure

**Delegate of the Minister for Planning and Infrastructure**