



Contact: Tim Archer
Phone: (02) 9860 1568
Email: Tim.Archer@planning.nsw.gov.au
Postal: Locked Bag 5020, Parramatta NSW
2124

Dr Robert Lang
Chief Executive Officer
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Our ref: PP_2012_PARRA_002_00
Your ref: RZ/6/2010

Dear Dr Lang

Planning proposal for 2-12 River Road West, Parramatta

On 26 April 2012, Council wrote to request a gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in respect of a planning proposal to rezone 2-12 River Road West, Parramatta.

Please note that the Department asked for further information to be provided to support the proposal in relation to flood hazard. This information was provided on 28 May 2012.

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

I have also altered my determination of 9 February 2011, under s56(7) of the EP&A Act by determining that the planning proposal previously forwarded to the Department on 21 December 2010 should not proceed.

It has been identified that the proposal is inconsistent with s117 direction 3.4 *Integrating Land Use and Transport* and 4.3 *Flood Prone Land*. I have determined that the inconsistency with this direction has been sufficiently justified by Council to enable public exhibition to be undertaken. Council should place this letter on exhibition to demonstrate that this inconsistency has been addressed.

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. As such, please ensure that this proposal is publicly exhibited as soon as possible.

Should you have any queries in regard to this matter, please contact Tim Archer of the Sydney West Regional Office of the Department on 02 9860 1568.

Yours sincerely,


Sam Haddad
Director General

22/6/2012

Gateway Determination

Planning Proposal 2-12 River Road West Parramatta

I, the Director General, Department of Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under s56(2) of the *Environmental Planning & Assessment Act 1979* (EP&A Act) that the above planning proposal **should proceed** subject to the following conditions:

1. Council is to amend the planning proposal and accompanying maps prior to public exhibition to:
 - a) address the following s117 directions:
 - i. 1.1 Business and Industrial Zones, and
 - ii. 3.4 Integrated Land Use and Transport, and
 - b) revise the maps as follows:
 - i. height map - place the relevant notations for the proposed height (ie. U2 and V) on the subject land, and
 - ii. zoning map - correct the colour to correspond to the B5 zone.

Council is not to commence exhibition until the amendments have been made to the planning proposal to reflect the requirements of this determination.

2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal 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 proposal as identified in section 4.5 of *A Guide to Preparing LEPs* (Department of Planning 2009).
3. Further consultation with public authorities is not required.
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).
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the gateway determination.

Dated 22nd day of June 2012


Sam Haddad
Director General