



Dr Robert Lang
General Manager
Parramatta City Council
PO Box 32
Parramatta NSW 2124

Our ref: 13/08659
Your ref: F2012/03460

Dear Dr Lang

**Planning Proposal – 160-182 Church Street, Parramatta (PP_2013_PARRA_001_00)
Gateway Determination Alteration**

I refer to your request on 29 April 2013, seeking an alteration to Planning Proposal PP_2013_PARRA_001_00.

I have determined, as the delegate of the Minister, in accordance with section 56(7) of the Environmental Planning and Assessment Act, 1979, to amend the Gateway Determination dated 25 January 2013, for PP_2013_PARRA_001_00.

The Gateway Determination is amended in accordance with Council's revised Planning Proposal dated April 2013. Re-exhibition and further consultation is required as outlined in the revised Gateway Determination.

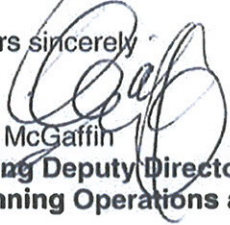
The amended Gateway Determination does not exclude the site from the provisions of clause 29E of Parramatta City Centre Local Environmental Plan (LEP) 2007. As an alternative, it is suggested that Council amend its sun access plane controls within the City Centre Development Control Plan to achieve the desired objective. Point (7) should therefore be removed from 5.2 Explanation of Provisions within the Planning Proposal, prior to public exhibition.

Council should note that even though the amended Planning Proposal will allow for additional height and floor space, the winning design competition for the development application is likely to require further input from the original Design Competition Jury and the Joint Regional Planning Panel, as consent authority, will need to give consideration to overshadowing impacts.

Council should aim to commence the exhibition of the revised Planning Proposal within four weeks from the week following this revised Determination. Council's request for the Department to draft and finalise the LEP should be made six weeks prior to the projected publication date.

If you have any questions in relation to this matter, please contact Ms Lillian Charlesworth, Senior Planner, of the Department of Planning and Infrastructure's Sydney Region West Team, on 9860 1101.

Yours sincerely


Neil McGaffin
Acting Deputy Director General
Planning Operations and Regional Delivery

5.7.13



Revised Gateway Determination

Revised Planning Proposal (Department Ref: PP_2013_PARRA_001_00): to amend the maximum height and floor space provisions for land at 160-182 Church Street, Parramatta and exclude the subject land from Sydney Regional Environmental Plan No.18 – Public Transport Corridors.

I, the Deputy Director General, Planning Operations and Regional Delivery at the Department of Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act), that an amendment as described above to Parramatta City Centre Local Environmental Plan (LEP) 2007, should proceed subject to the following conditions:

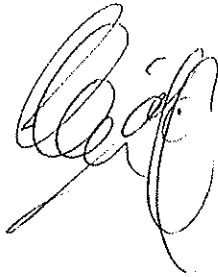
1. Prior to public exhibition, the Planning Proposal is to be amended as follows:
 - (a) The proposed exemption from Sydney Regional Environmental Plan No. 18 must be included within the objectives, explanation of provisions and consistency with State Environmental Planning Policies; and
 - (b) Point (7) is to be removed from 5.2 Explanation of Provisions.
2. Community consultation is required under sections 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the revised Planning Proposal must be made publicly available for a minimum of 14 days;
 - (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 (Department of Planning & Infrastructure 2012)*; and
 - (c) consultation is required with Sydney Metro Airports Bankstown.
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:
 - Transport for NSW
 - Roads and Maritime Services
 - Civil Aviation Safety Authority
 - Airservices Australia

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).

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

Dated 5th day of July 2013.



Neil Mc Gaffin
Acting Deputy Director General
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and
Infrastructure