



Office of the Director General

Contact: Michael Druce
Phone: (02) 9860 1560
Email: Michael.Druce@planning.nsw.gov.au
Postal: PO Box 404, Parramatta NSW 2124

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

Our ref: PP_2013_PARRA_001_00 (13/01338)
Your ref: F2012/03460

Dear Dr Lang,

Planning proposal to amend Parramatta City Centre Local Environmental Plan 2007

I am writing in response to your Council's letter dated 19 December 2012 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 building height for land at 160-182 Church Street, Parramatta to 280 metres and to amend the floor space provisions applying to the land.

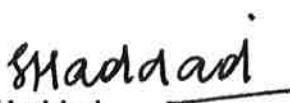
As delegate of the Minister for Planning and Infrastructure, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

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. Council's request for the department to draft and finalise the LEP should be made six (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 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 Michael Druce of the Regional Office of the Department on 02 9860 1560.

Yours sincerely,


Sam Haddad
Director General

25/1/2013.



Planning & Infrastructure

Office of the Director General

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

Contact: Michael Druce
Phone: (02) 9860 1560
Email: Michael.Druce@planning.nsw.gov.au
Postal: PO Box 404, Parramatta NSW 2124

Our ref: PP_2013_PARRA_001_00 (13/01338)
Your ref: F2012/03460

Dear Dr Lang,

Planning proposal to amend Parramatta City Centre Local Environmental Plan 2007

I am writing in response to your Council's letter dated 19 December 2012 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 building height for land at 160-182 Church Street, Parramatta to 280 metres and to amend the floor space provisions applying to the land.

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.

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. Council's request for the department to draft and finalise the LEP should be made six (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 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 Michael Druce of the Regional Office of the Department on 02 9860 1560.

Yours sincerely,


Sam Haddad
Director General

25/1/2013

Gateway Determination

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.

I, the Director General, Department of 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 Parramatta City Centre Local Environmental Plan (LEP) 2007 to increase the maximum building height for land at 160-182 Church Street, Parramatta and amend the floor space provisions applying to the land should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to amend the planning proposal to include headings 'statement of objectives' and 'explanation of provisions,' consistent with the department's *A Guide to preparing Planning Proposals*.
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 **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 (Department of Planning & Infrastructure 2012)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Transport for NSW;
 - Office of Environment and Heritage;
 - Energy Australia/Endeavour Energy;
 - Sydney Water;
 - Railcorp;
 - Holroyd City Council;
 - Urban Growth NSW;
 - Roads and Maritime Services (RMS);

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.



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 25th day of January 2013.

SHaddad
Sam Haddad
Director General
Delegate of the Minister for Planning and
Infrastructure