



Mr Paul Mitchell
Acting Chair
Sydney West Joint Regional Planning Panel
GPO Box 39
Sydney NSW 2001

Our ref: 16/01414
Your ref: RZ/4/2012

Attention: Ms Suzie Jattan

Dear Mr Mitchell

**Planning Proposal for Land part of Oatlands Golf Course Niblick Crescent, Oatlands
- (PP_2016_PARRA_005_00)**

I am writing in response to the Sydney West Joint Regional Planning Panel's letter received 7 January, 2016 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 amend Parramatta Local Environmental Plan 2011 to rezone the land from RE2 Private Recreation to R2 Low Density Residential, to apply a maximum permissible height of buildings of 9m, a maximum permissible FSR of 0.5, and a minimum permissible Lot Size control of 550 square metres at land part of Oatlands Golf Course Niblick Crescent, Oatlands.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I have agreed that any inconsistency with Section 117 Direction 4.1 Acid Sulphate Soils is of minor significance. No further approval is required in relation to this Direction.

The Gateway determination requires that the planning proposal be made publicly available for a minimum 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 9 months of the week following the date of the Gateway determination. The Panel should aim to commence the exhibition of the Planning Proposal as soon as possible. The Panel's request 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 Greater Sydney Commission 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 Mariah Said, of the Metropolitan (Parramatta) Office of the Department of Planning and Environment on 9860 1540.

Yours sincerely

R Cumming
5/2/2016

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

Encl.

Gateway Determination



Gateway Determination

Planning Proposal (Department Ref: PP_2016_PARRA_005_00) to amend Parramatta Local Environmental Plan 2011 to rezone the land from RE2 Private Recreation to R2 Low Density Residential, to apply a maximum permissible height of buildings of 9m, a maximum permissible FSR of 0.5, and a minimum permissible Lot Size of 550 square metres for land comprising part of the Oatlands Golf Course adjoining Niblick Crescent, Oatlands.

I, the Director, Metropolitan (Parramatta) as delegate of the Greater Sydney Commission, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan 2011 should proceed subject to the following conditions:

1. Prior to exhibition, the Panel is to amend the planning proposal as indicated below:
 - (a) Relocate the map labels for 'Current Floor Space Ratio Map' and 'Proposed Floor Space Ratio Map' from page 8 to page 9 of the planning proposal to align with the relevant maps.
 - (b) Update page 11 of the planning proposal to refer to the current metropolitan strategy, "A Plan for Growing Sydney".
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 (Department of Planning and Environment 2013).
3. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
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 9 months from the week following the date of the Gateway determination.

Dated 5th day of February 2016.

R Cumming

**Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services**

**Delegate of the Greater Sydney
Commission**