

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

Your ref: F2011/00894
Our ref: 13/17635

Dear Mr Dyer

Planning Proposal (PP_2013_PARRA_011_00) - Parramatta LEP 2011 Amendment No. 13 - Gateway determination alteration.

I refer to Council's letter of 26 February, 2014 which seeks to amend the Gateway determination for Parramatta LEP 2011 Amendment No.13 (PP_2013_PARRA_011_00) issued on 27 November 2013.

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 27 November, 2013 for PP_2013_PARRA_011_00.

Condition 3 of the Gateway determination is amended to remove the requirement for the written agreement of Roads and Maritime Services (RMS) to be the acquisition authority for relevant identified sites, prior to exhibition. The timeframe for obtaining written agreement from the RMS has been extended and now applies prior to forwarding the planning proposal, under delegation, to Parliamentary Council for legal drafting. Once received, please provide a copy of this agreement to this Office for information.

Council should note that the planning proposal may not proceed under delegation to finalisation, without the written agreement. If this situation arises, I would appreciate if it could be brought to my attention as soon as possible.

If you have any questions in relation to this matter, please contact Ms Lillian Charlesworth, of the agency's Metropolitan Delivery (Parramatta) office, on 9860 1101.

Yours sincerely



4/4/2014

Rachel Cumming
Director, Metropolitan Delivery (Parramatta)
Growth Planning & Delivery

Delegate of the Minister for Planning and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP_2013_PARRA_011_00): to reserve land for acquisition, remove certain existing reserved sites and amend associated maps.

I, the Director Metropolitan Delivery (Parramatta) at Planning and Infrastructure, as delegate of the Minister for Planning and Infrastructure, have now revised the determination issued on 27 November 2013 (PP_2013_PARRA_011_00) and determined under section 56(7) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan 2011 and the Parramatta City Centre Local Environmental Plan 2007 to amend the Land Reservation Acquisition Maps to reserve land and remove existing land reservations as well as amend associated land zoning, height of buildings, floor space ratio, minimum lot size, minimum lot size for dual occupancy, natural resources biodiversity and natural resources riparian land and waterways maps should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal shall be updated in the following manner:
 - amend Maps 12, 14, 24 and 25 in Attachment B so that the hatching shown on the map matches that indicated on the map legend; and
 - identify Council as the acquisition authority in relation to the car park at 51 and 53A Marion Street, Harris Park.
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 & 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:
 - Roads and Maritime Services
 - NSW Office of Environment and Heritage

The written agreement of Roads and Maritime Services to be the acquisition authority for sites identified as such is required prior to Council forwarding the planning proposal to Parliamentary Counsel for legal drafting. Additionally, 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 **9 months** from the week following the date of the original Gateway determination expiring on 3 September, 2014.

RJ Cumming

4/4/2014

Rachel Cumming
Director Metropolitan Planning (Parramatta)
Growth Planning and Delivery
Planning and Infrastructure

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