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

Our ref: PP_2012_PARRA_001_00 (12/07498)
Your ref: F2008/03734

Dear Dr Lang,

Planning Proposal to add, remove and amend various items from the Heritage Schedules of the Parramatta LEP 2011 and Parramatta City Centre LEP 2007

I am writing in response to your Council's letter dated 13 April 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 add, remove and amend various items from the Heritage Schedules of the Parramatta LEP 2011 and Parramatta City Centre LEP 2007.

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

Given the Department's current review of the built form controls and infrastructure requirements identified in Council's Epping Town Centre Study, it is considered premature to amend heritage controls within the study area. These should be removed from the planning proposal for the purposes of community consultation and a revised version provided to the Department's Regional Office.

Heritage controls within the Epping Town Centre Study area can be considered when implementing the final recommendations of that study.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. 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 Tim Archer of the Regional Office of the Department on 02 9873 8500.

Yours sincerely,

SHaddad

Sam Haddad
Director-General

30/5/2012

Gateway Determination

Planning Proposal (Department Ref: PP_2012_PARRA_001_00): to add, remove and amend various items from the Heritage Schedules of the Parramatta LEP 2011 and Parramatta City Centre LEP 2007.

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 add, remove and amend various items from the Heritage Schedules of the Parramatta LEP 2011 and Parramatta City Centre LEP 2007 should proceed subject to the following conditions:

1. Council is to remove the proposed amendments to the Heritage Schedules that are affected of identified by the Epping Town Centre Study. Council is to amend the planning proposal for the purposes of community consultation and provide a revised version to the Department's Regional Office.
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 is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage

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 **6 months** from the week following the date of the Gateway determination.



Planning & Infrastructure

Dated

30th

day of

May

2012.

SHaddadi

Sam Haddad
Director-General

Delegate of the Minister for Planning and
Infrastructure