



Planning & Infrastructure

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Our ref: PP_2012_PARRA_005_00 (12/14574)
Your ref: RZ/9/2011

Dr Robert Lang
Chief Executive Officer
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Dear Dr Lang,

Post Gateway Review Request – 57, 63 and 83 Church Street and 44 Early Street Parramatta

I am writing in response to your Council's letter seeking a Post-Gateway Review in respect of the planning proposal to amend the Parramatta City Centre Local Environmental Plan (LEP) 2007 to rezone land at Church and Early Street, Parramatta from B5 Business Development to B4 Mixed Use and to permit a greater intensity of development.

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 revised Gateway determination.

The letter accompanying the original Gateway Determination is still valid and to be actioned by Council in progressing the LEP.

Should you have any queries in regard to this matter, please contact Lillian Charlesworth of the Sydney West Regional Office of the Department on 02 9860 1101.

Yours sincerely,

Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2012_PARRA_005_00): to amend the Parramatta City Centre Local Environmental Plan 2007 to rezone land to facilitate higher density development.

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 EP&A Act that an amendment to the Parramatta Local Environmental Plan (LEP) 2007 to:

- (a) rezone Lot 10 DP 733044 and Lot 20 DP 732622, Church Street and Lot B DP 304570, Early Street from B5 Business Development to Part B4 Mixed Use and part B5 Business Development;
- (b) rezone Lot 15 DP 651039, Lot 16 DP 12623 and Lot 114 DP 129484, Church Street from B5 Business Development to RE1 Public Recreation,
- (c) amend the Land Zoning, Height of Buildings and Floor Space Ratio maps, and
- (d) introduce further clauses specific to the subject land

should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to make the following amendment to the planning proposal:
 - (a) Modify the zoning map so that the strip of land currently shown unzoned along Church Street is zoned B5 Business Development for sites 1 and 2, and RE1 Public Recreation for site 3.
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:
 - Sydney Metropolitan Development Authority
 - Transport for NSW – Roads and Maritime Services
 - Transport for NSW – RailCorp
 - Transport NSW
 - Sydney Water
 - Office of Environment and Heritage
 - Endeavour Energy

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.



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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

15

day of

May

2013.

Richard Pearson
Deputy Director General
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure