



Gateway Determination

Planning Proposal (Department Ref: PP_2016_PARRA_013_00) to amend Parramatta Local Environmental Plan 2011 including the land use zones, floor space ratio and building height provisions for land at 171-189 Parramatta Road, Granville.

I, the Deputy Secretary, Planning Services, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Parramatta Local Environmental Plan (LEP) 2011* including the land use zones, floor space ratio and building height provisions for land at 171-189 Parramatta Road, Granville, should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as follows:
 - (a) amend the Explanation of Provisions, proposed maps and relevant supporting studies to include all land within the block located between Parramatta Road, Victoria Street, Albert Street and the rail corridor;
 - (b) amend the Explanation of Provisions, proposed maps and relevant supporting studies to ensure consistency with the *draft Parramatta Road Urban Transformation Strategy* prepared by UrbanGrowth NSW. This includes:
 - i. amending the explanation of provisions to indicate that the design excellence process will not enable any bonus height or FSR provisions;
 - ii. apply a maximum height of buildings of 82m (25 storeys) for the majority of the site; and
 - iii. apply a maximum FSR consistent with achieving the vision, principles and desired built form outcomes within the draft Parramatta Road Urban Design Guidelines prepared by UrbanGrowth NSW, as permitted through this Gateway determination.
 - (c) include a satisfactory arrangements provision for contributions to designated State public infrastructure identified as part of a draft or final strategy for the Parramatta Road corridor.
2. Council is to ensure that the planning proposal satisfies the requirements of *State Environmental Planning Policy (SEPP) 55 - Remediation of Land*. Council is to prepare an initial site contamination investigation report to demonstrate that the site is suitable for rezoning to the proposed zone. This report is to be included as part of the public exhibition material.

3. Prior to public exhibition, Council is to consult with UrbanGrowth NSW, providing a 21 day period within which to comment. Any comments received are to be included and addressed in the planning proposal.
4. Prior to community consultation the amended planning proposal is to be submitted to the Department for approval.
5. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - b) Council 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).
6. Consultation is required with the following public authorities under section 56(2)(d) of the Act, as follows:
 - o Office of Environment and Heritage - Heritage Division
 - o Department of Education and Communities
 - o Department of Health
 - o Transport for NSW - Road and Maritime Services
 - o Transport for NSW - Sydney Trains
 - o Sydney Water
 - o Integral Energy

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.

7. Prior to finalisation the proposal will need to be reviewed to ensure its consistency with the Parramatta Road Urban Transformation Strategy and the associated Urban Design Guidelines, following release of this strategy in final form. The proposal is to be resubmitted for further review following such amendment.
8. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the 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).
9. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 15th day of June 2016.



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Greater Sydney
Commission



Mr Gregory Dyer
Interim General Manager
City of Parramatta
PO Box 32
Parramatta NSW 2124

Our ref: 16/06195
Your ref: RZ/10/2013

Attention: Sonia Jacenko

Planning Proposal for 171-189 Parramatta Road, Granville

I am writing in response to request for 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 land at 171-189 Parramatta Road, Granville, to B4 Mixed Use. The proposal also includes an increase in the maximum permissible height of buildings to 82m (inclusive of design excellence), and an increase the maximum permissible FSR to 6:1 (inclusive of design excellence bonus).

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.

As you would be aware UrbanGrowth NSW recently released the draft *Parramatta Road Urban Transformation Strategy* (draft Strategy), which was placed on public exhibition in 2015. While the Department supports urban renewal in the corridor and growth in the Granville Precinct, it is important that future development is guided by the vision for the area identified in the draft Strategy.

It is noted that the subject site is irregular in shape and represents only a partial component of the land parcel located between Parramatta Road and Victoria Street. The Gateway determination has been conditioned to require the amendment of the proposal to address the whole of the composite site located between Parramatta Road, Victoria Street, Albert Street, and the rail corridor. The proposal is to be amended to be consistent with the draft *Parramatta Road Urban Transformation Strategy*. This may require reconsideration of the proposed heights to achieve an average height across the site and reduction in floor space ratios.

Prior to public exhibition, the planning proposal is to be updated to include a new satisfactory arrangements clause in regard to contributions to the provision of designated State public infrastructure identified as part of a draft or final strategy for the Parramatta Road corridor. The Department is available to assist Council in the wording of such a clause.

The Minister's plan making powers were delegated to Council in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and its location within a regionally significant urban renewal corridor and have decided not to issue an authorisation for Council to exercise delegation to make this plan.

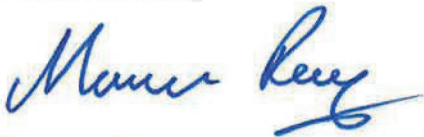
I have also agreed the planning proposal's inconsistency with S117 Direction 1.1 Business and Industrial Zones and Direction 4.1 Acid Sulfate Soils are of minor significance. No further approval is required in relation to these Directions.

The amending LEP is to be finalised within 12 months of the week following the date of the Gateway determination. Council's request for the Department of Planning and Environment 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 Minister may take action under section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Lillian Charlesworth, Senior Planner, of the Metropolitan (Parramatta) office to assist you. Ms Charlesworth can be contacted on (02) 9860 1101.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

15/06/2016

Encl: Gateway Determination