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Our ref: PP_2013_PARRA_007_00
Your ref: RZ/5/2013 – D02820113

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

Dear Dr. Lang

Planning proposal to amend Parramatta Local Environmental Plan 2011

I am writing in response to your Council's letter dated 2 August 2013 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 the Parramatta Local Environmental Plan 2011 to increase the maximum building height and floor space ratio controls at the former Naval Stores site at Ermington for Lots 301-306 DP 1175644.

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 Gateway determination.

The Minister delegated his plan making powers to councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 9 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the department for administrative purposes.

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 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 Michael Druce of the regional office of the department on 02 9860 1544.

Yours sincerely,



9/9/2013

Rachel Cumming
A/ Regional Director
Sydney Region West
Planning Operations & Regional Delivery

Gateway Determination

Planning proposal Department Ref: PP 2013 PARRA 007 00: to amend the Parramatta Local Environmental Plan 2011 to increase the maximum building height and floor space ratio controls at the former Naval Stores site at Ermington for Lots 301-306 DP 1175644.

I, the acting Regional Director, Sydney Region West 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) 2011 to increase the maximum building height and floor space ratio controls at the former Naval Stores site at Ermington for Lots 301-306 DP 1175644, should proceed subject to the following conditions:

1. Prior to exhibition, an updated traffic study is to be completed, responding to the changed traffic conditions since the previous study was undertaken in 1999. This is to be placed on exhibition with the planning proposal.
2. Prior to exhibition, Council's development control plan is to be amended in draft form to address overshadowing issues on the site and this draft amendment is to form part of the exhibition material with Council subsequently giving consideration to adopting this amendment prior to the making of the local environmental plan for the planning proposal.
3. 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).
4. 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:
 - Transport for NSW - Roads and Maritime Services
 - Transport for NSW
 - Sydney Water
 - Endeavour Energy
 - Department of Education and Communities
 - Adjoining local councils

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.

5. 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).

6. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated 9th day of September 2013.



Rachel Cumming
Acting Regional Director
Sydney Region West
Planning Operations & Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and
Infrastructure