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Our ref: PP_2013_PARRA_010_00
Your ref: RZ/6/2013

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

Dear Dr Lang,

Planning proposal to amend Parramatta City Centre Local Environmental Plan 2007

I am writing in response to your Council's letter dated 25 September 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 reclassify 13 parcels of land (across five development sites) in Parramatta CBD, owned by Parramatta City Council, from community land to operational land.

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 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 for the department 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 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 Mr Shane Nugent of the regional office of the department on 02 9860 1173.

Yours sincerely,

Terry Doran
Acting Regional Director
Sydney West Region
Planning Operations and Regional Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2013_PARRA_010_00): to reclassify 13 parcels of land (across five development sites) in Parramatta CBD, owned by Parramatta City Council, from community land to operational land.

I, the Acting Regional Director, Sydney West Region 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 City Local Environmental Plan (LEP) 2007 to reclassify 13 parcels of land (across five development sites) in Parramatta CBD, owned by Parramatta City Council, from community land to operational land should proceed subject to the following conditions:

1. 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).
2. No consultation is required with public authorities under section 56(2)(d) of the EP&A Act.
3. 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. However a public hearing is required to be held into the matter in accordance with the department's practice note PN09-003, as the planning proposal involves a reclassification of land from community to operational.
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

18 day of October

2013.



Terry Doran
Acting Regional Director
Sydney West Region
Planning Operations and Regional Delivery
Department of Planning and Infrastructure

Delegate of the Minister for Planning and Infrastructure