



NSW GOVERNMENT
Department of Planning

Office of the Director-General

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

Our ref: P09/00251
Your ref: F2009/01706

Dear Dr Lang,

Re: Planning Proposal for various amendments to the Parramatta City Centre Local Environmental Plan 2007

I am writing in response to your Council's letter dated 24 August 2009 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 Parramatta City Centre Local Environmental Plan 2007 to:

- (a) Correct a minor typographical error to reflect the intention of the LEP to allow a building to be erected with a lesser street frontage of 20 metres due to the physical constraints of a site or adjoining sites;
- (b) Set a maximum for the number of parking spaces;
- (c) Provide for advertising in the B3 Commercial Core and B4 Mixed Use Zones within Parramatta city centre;
- (d) Provide for the control of the installation of security shutters and roller doors;
- (e) Allow markets complying with Council policy to be established without the need for planning consent;
- (f) Provide land at 36 Charles Street (the Port Bar) with the potential to be developed for mixed use purposes to a height limit of 36 metres and a floor space ratio of 4:1;
- (g) Provide the Riverbank site (within the block bounded by Church, Phillip and Smith Streets, and land at the corner of Phillip and Smith Streets) with the potential to be developed for mixed use purposes to a floor space ratio of 6:1; and
- (h) Remove a number of reservations for road widening and open space for Council acquisition that are no longer required.

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

The Gateway Determination requires that the planning proposal be made publicly available for a period of 14 days. Under section 57(2) of the Act I am satisfied that the planning proposal is in a form that can be made available for community consultation.

The amending Local Environmental Plan (LEP) is to be finalised within 3 months of the week following the date of the Gateway Determination.

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 the Regional Office of the Department.

Yours sincerely,


Sam Haddad
Director-General

14/9/2009



Gateway Determination

Planning Proposal (Department ref: P09/00251): Various amendments to the Parramatta City Centre Local Environmental Plan 2007 as follows:

- (a) Correct a minor typographical error to reflect the intention of the LEP to allow a building to be erected with a lesser street frontage of 20 metres due to the physical constraints of a site or adjoining sites;
- (b) Set a maximum for the number of parking spaces;
- (c) Provide for advertising in the B3 Commercial Core and B4 Mixed Use Zones within Parramatta city centre;
- (d) Provide for the control of the installation of security shutters and roller doors;
- (e) Allow markets complying with Council policy to be established without the need for planning consent;
- (f) Provide land at 36 Charles Street (the Port Bar) with the potential to be developed for mixed use purposes to a height limit of 36 metres and a floor space ratio of 4:1;
- (g) Provide the Riverbank site (within the block bounded by Church, Phillip and Smith Streets, and land at the corner of Phillip and Smith Streets) with the potential to be developed for mixed use purposes to a floor space ratio of 6:1; and
- (h) Remove a number of reservations for road widening and open space for Council acquisition that are no longer required.

I, the Director General as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment of the Parramatta City Centre Local Environmental Plan 2007 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 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).
2. No consultation is required with State or Commonwealth public authorities under section 56(2)(d) of the EP&A Act.
3. No public hearing is to be held into the matter under section 56(2)(e) of the EP&A Act.
4. The timeframe for completing the LEP is to be **3 months** from the week following the date of the Gateway determination.

Dated 14th day of September 2009.


Sam Haddad
Delegate for the Minister for Planning