

Gateway Determination

Planning proposal (Department Ref: PP_2018_COPAR_011_00): to make housekeeping amendments to the Parramatta Local Environmental Plan 2011.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to make housekeeping amendments should proceed subject to the following conditions:

1. Prior to exhibition, Council is to provide further justification addressing the proposed amendments to the heritage listing at 298 and 302 Church Street, Parramatta including further evidence that the heritage item is incorrectly mapped and that there are no potential archaeological deposits on 302 Church Street;
2. Prior to exhibition, Council is to update the planning proposal to incorporate the additional information submitted to the Department dated 11 October 2018; 29 October 2018; and 12 November 2018.
3. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A guide to preparing local environmental plans* (Department of Planning and Environment 2016) and must be made publicly available for a minimum of **14 days**; and
 - (b) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).
4. Consultation is required with the Office of Environment and Heritage (Heritage Division) and UrbanGrowth NSW Development Corporation under section 3.34(2)(d) of the Act. Each organisation 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 3.34(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).

6. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - c. there are no outstanding written objections from public authorities.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 21 day of November 2018.



Christine Gough
Acting Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission