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Our ref: PP_2011_PARRA_004_00 (11/21314)
Your ref: 10/12588

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

Dear Dr Lang,

Re: Planning Proposal to amend the Parramatta City Centre LEP 2007 to allow a re-distribution of the maximum allowable floor space ratio and height limits on the former Kings School site at 24 O'Connell Street (corner of Victoria Road), Parramatta

I am writing in response to your Council's letter 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 LEP 2007 to amend the Parramatta City Centre LEP 2007 to allow a re-distribution of the maximum allowable floor space ratio and height limits on the former Kings School site at 24 O'Connell Street (corner of Victoria Road), Parramatta.

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

Preliminary advice on the proposal has been obtained from the NSW Heritage Council by the Department. Council is required to place this advice on exhibition with the planning proposal. A copy of the advice is provided as an attachment to this letter.

The Director General's delegate has also agreed that the planning proposal is consistent with relevant Section 117 Directions. No further approval is required.

The amending Local Environmental Plan (LEP) is to be finalised within a maximum of 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date. It is noted that the rezoning of the subject site is of strategic importance to the future development of the site. Council is therefore encouraged to work towards completing the LEP within as short a timeframe as possible and preferably within the maximum 6 months provided for with this 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 Michael Druce of the Regional Office of the Department on 02 9873 8500

Yours sincerely,


12/1/12

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

Gateway Determination

Planning Proposal (Department Ref: PP_2011_PARRA_004_00): to amend the Parramatta City Centre LEP 2007 to allow a re-distribution of the maximum allowable floor space ratio and height limits on the former Kings School site at 24 O'Connell Street (corner of Victoria Road), Parramatta.

I, the Deputy Director General, Plan Making & Urban Renewal 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 2007 to amend the Parramatta City Centre LEP 2007 to allow a re-distribution of the maximum allowable floor space ratio and height limits on the former Kings School site at 24 O'Connell Street (corner of Victoria Road), Parramatta 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 and must be made publicly available for **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 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.
3. A copy of the preliminary advice from the Heritage Council (provided with this Determination Notice) is to be placed on exhibition with the planning proposal.
4. 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).
5. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 12th day of January 2012



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure