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Our ref: PP_2014_PARRA_001_00 (14/01723)
Your ref: RZ/7/2013

Mr Greg Dyer
Chief Executive Officer
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Dyer,

Planning proposal to amend Parramatta Local Environmental Plan 2007

I am writing in response to your Council's letter dated 20 December 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 apply a maximum building height of 91.3m, maximum gross floor area of 36,000m² excluding balconies and communal open space and a maximum gross floor area of 2,750m² for the purpose of communal and private open space areas for land at 189 Macquarie Street, Parramatta.

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.

I have also agreed the planning proposal's inconsistency with S117 Direction 6.3 Site Specific Provisions is of minor significance. No further approval is required in relation to this Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 12 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, I have arranged for Ms Lillian Charlesworth of the Department's regional office to assist you. Ms Charlesworth can be contacted on (02) 9860 1101.

Yours sincerely,

Richard Pearson
Deputy Director General
Growth Planning & Delivery

Gateway Determination

Planning proposal (Department Ref: PP_2014_PARRA_001_00): to amend the maximum building height and maximum gross floor area for land at 189 Macquarie Street, Parramatta.

I, the Deputy Director General, Growth Planning and Delivery 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) 2007 to apply a maximum height of building of 91.3m, maximum gross floor area of 36,000m² excluding balconies and communal open space and a maximum gross floor area of 2,750m² for the purpose of communal and private open space areas for land at 189 Macquarie Street, Parramatta should proceed subject to the following conditions:

1. Prior to undertaking public exhibition, Council is to update the planning proposal to advise that the proposed amendment may be made to the amalgamated Parramatta City Centre LEP 2007 and Parramatta LEP 2011 which is currently subject to a separate planning proposal.
2. It is noted that Section 117 Direction 3.5 Development Near Licensed Aerodromes is applicable as the planning proposal applies to land within the vicinity of licensed aerodromes. Council is to update the planning proposal to confirm consistency with the Ministerial Direction.
3. Prior to undertaking public exhibition, Council is to update the planning proposal to clarify that it is proposed to remove 18 mature trees from the subject site and 4 from the adjoining properties.
4. Prior to undertaking public exhibition, Council is to update the planning proposal to replace Figure 6 and Figure 7 (Retail activation) with larger diagrams to provide greater legibility.
5. 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).
6. 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:
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Energy Australia
 - Sydney Trains
 - Transport for NSW
 - Roads and Maritime Services
 - NSW Police Force
 - Fire and Rescue NSW
 - Sydney Water
 - Sydney Metro Airports

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.

7. 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).
8. The timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

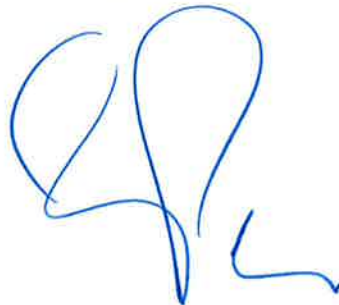
Dated

18

day of

February

2014.



Richard Pearson
Deputy Director General
Growth Planning & Delivery
Department of Planning & Infrastructure

Delegate of the Minister for Planning &
Infrastructure