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Our ref: PP_2017_COPAR_004_00 (17/06269)
Your ref: F2017/00582

Mr Gregory Dyer
Interim General Manager
City of Parramatta
PO Box 32
Parramatta NSW 2124

Attention: Sonia Jacenko

Dear Mr Dyer

Planning proposal to amend Parramatta Local Environmental Plan 2011

I am writing in response to your Council's letter dated 19 April 2017 requesting a Gateway determination under section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend Parramatta Local Environmental Plan 2011 to permit child care facilities, on certain land zoned RE1 Public Recreation, within the City of Parramatta.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed, subject to the conditions in the attached Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with S117 Direction 4.3 Flood Prone Land, 6.2 Reserving Land for Public Purposes and 6.3 Site Specific Provisions are of minor significance. No further approval is required in relation to these Directions.

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 of Planning and Environment 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 Commission may take action under section 54(2)(d) of the 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 Alicia Hall of the Department's regional office to assist you. Ms Hall can be contacted on (02) 9860 1587.

Yours sincerely



17/05/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Encl:
Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2017_COPAR_004_00): to amend Schedule 1 Additional permitted uses within the Parramatta Local Environmental Plan 2011 to allow child care centres on certain RE1 Public Recreation zoned sites.

I, the Director, Sydney Region West, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011, to amend Schedule 1 Additional permitted uses, to allow child care centres on certain RE1 Public Recreation zoned sites, should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended to include an assessment of the consistency of the proposal with the draft West Central District Plan.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning and Environment 2016)* and must be made publicly available for a minimum of **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 5.5.2 of *A Guide to Preparing LEPs (Department of Planning and Environment 2016)*.
3. No consultation is required with public authorities under section 56(2)(d) of the Act.
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 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 **9 months** from the week following the date of the Gateway determination.

Dated 17th day of May 2017



**Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and
Environment**

**Delegate of the Greater Sydney
Commission**