

Ms Sue Coleman
Interim Chief Executive Officer
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Attention: Mr Kevin Kuo

Dear Ms Coleman

Planning Proposal PP_2018_COPAR_005_00 to amend The Hills Local Environmental Plan 2012.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to permit the additional permitted use 'hotel and motel accommodation' to Yurora House at 16 Masons Drive, North Parramatta.

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

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

If you have any questions in relation to this matter, I have arranged for Ms Christine Gough to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Ann-Maree Carruthers'.

Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

25/5/18

Gateway Determination

Planning proposal (Department Ref: PP_2018_COPAR_005_00): to introduce an Additional Permitted Use Clause for land at 16 Masons Drive, North Parramatta.

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 Hills Local Environmental Plan (LEP) 2012 to introduce an Additional Permitted Use Clause for land at 16 Masons Drive, North Parramatta should proceed subject to the following conditions:

1. Prior to public exhibition, the proposal is to be updated to:
 - (a) address consistency with the Greater Sydney Region Plan and the Central City District Plan; and
 - (b) note in the Explanation of Provisions that the wording of any new clause will be subject to legal drafting by Parliamentary Counsels Office.
2. Public Exhibition is required under section 3.34(2)(c) and schedule 1, clause 4 of the Act as follows:
 - (a) the planning proposal 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).
3. No consultation is required with public authorities under section 3.34(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 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).
5. 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 Conditions 1 and 6 of this Gateway determination being met.

6. The time frame for completing the LEP is to be **6 months** following the date of the Gateway determination.

Dated 25th day of May 2018.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment
Delegate of the Greater Sydney Commission