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

Our ref: PP_2014_PARRA_003_00 (14/07748)
Your ref: F2013/02717

Dear Mr Dyer,

Planning proposal to amend Parramatta City Centre Local Environmental Plan (LEP) 2007 or the amalgamated LEP

I am writing in response to your Council's letter dated 1 May 2014 requesting a Gateway determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal (Amendment No. 13) to rezone land in Parramatta Square from B4 Mixed Use to B3 Commercial Core, prohibit 'serviced apartments' in the B3 zone in Parramatta Square and delete clause 22H (Civic Place).

As delegate of the Minister for Planning, 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 3.1 Residential Zones is of minor significance. No further approval is required in relation to this Direction.

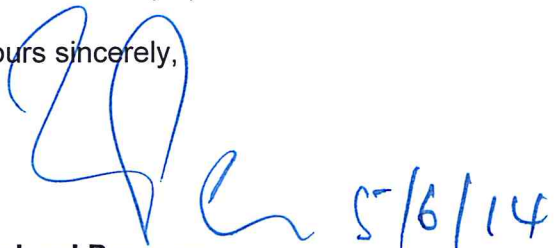
Plan making powers were delegated to councils by the Minister in October 2012. It is noted that Council has asked not to be issued with delegation for this planning proposal because the proposal applies to council owned land. I have considered the nature of Council's planning proposal and have decided to support Council's position and not issue an authorisation for Council to exercise delegation to make this plan.

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 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 Secretary
Growth Planning and Delivery

Encl: Gateway Determination

Gateway Determination

Planning proposal (Department Ref: PP_2014_PARRA_003_00): to rezone land in Parramatta Square for commercial purposes.

I, the Deputy Secretary, Growth Planning and Delivery at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta City Centre Local Environmental Plan (LEP) 2007 or the amalgamated LEP to rezone land in Parramatta Square from B4 Mixed Use to B3 Commercial Core, prohibit 'serviced apartments' in the B3 zone in Parramatta Square and delete clause 22H (Civic Place) 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 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 and Environment 2013).
2. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - Department of Education and Communities
 - Office of Environment and Heritage
 - Transport for NSW - Roads and Maritime services
 - Sydney Trains
 - Sydney Water
 - Endeavour Energy

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.

3. 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).
4. The timeframe for completing the LEP is to be **9 months** from the week following the date of the Gateway determination.

Dated

5

day of

June

2014.



Richard Pearson
Deputy Secretary
Growth Planning and Delivery

Delegate of the Minister for Planning