

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2014_PARRA_004_00)

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") to alter the Gateway determination dated 8 August 2014 for the proposed amendment to the *Parramatta Local Environmental Plan 2011* as follows:

1. Change the description of the Planning Proposal:

from "rezone the land from B5 Business Development to part B4 Mixed Use and part RE1 Public Recreation, vary the maximum height of buildings for the majority of the site up to 86m and reduce the maximum height of buildings for other parts of the site to zero metres, increase the maximum floor space ratio from 1.5:1 to 5:1, vary the existing 30m foreshore building line applying to the land; and insert a site specific clause to restrict development above proposed underground containment cells."

to "rezone the land from B5 Business Development to part B4 Mixed Use and part RE1 Public Recreation, vary the maximum height of buildings for the majority of the site up to 126m, with a maximum height of buildings adjacent to the foreshore up to 28m, and reduce the maximum height of buildings for areas zoned RE1 Public Recreation to zero metres, increase the maximum floor space ratio from 1.5:1 to 5.3:1, vary the existing 30m foreshore building line applying to the land; and introduce site specific clauses regarding remediation, site containment cells, satisfactory arrangements and design excellence."

2. Delete:

condition 2 dot point "the proposed site specific clause in relation to development above the containment cells is to be amended to add the words "or within 7 metres of" after the word "above", to ensure consistency with the recommendations of the Remedial Action Plan prepared for the site."

3. Insert:

new condition 2 dot point "amend all relevant text (e.g. the Explanation of Provisions) and maps to indicate a single floor space ratio of 5.3:1 applies for the area zoned B4 Mixed Use of the site."

4. Insert:

new condition 2 dot point "Table 1 is to be amended to include reference to all proposed site specific clauses."

5. Insert:

New condition 2 dot point “amend the second paragraph at section 2.2 to delete the words:

“satisfied that the land and the adjoining river foreshore will be remediated to make the land suitable for the purpose for which development is proposed to be carried out, before the land is used for that purpose” and replace

with the words

“satisfied that the entire site and river foreshore will be remediated to make the land suitable for the purpose for which development is proposed to be carried out, before any part of the land is used for that purpose”.

6. Insert:

New condition 2 dot point “demonstrate that the area of land to be zoned RE1 Public Recreation is adequate in terms of the proposed site density and amend the public open space provision should this area be inadequate in area.”

7. Insert:

New condition 2 dot point “amend all supporting studies where relevant to ensure they reflect the maximum potential density and design concept that will be achievable on the site. Then update the planning proposal as required to take into consideration any implications arising from the amended studies.”

8. Insert:

New condition 2 dot point “demonstrate that the design concept will be able to achieve compliance with the provisions of State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development.”

9. Insert:

New condition 2 dot point “ensure that the supporting urban design studies and masterplan proposal incorporates measures that minimise any potential amenity implications of the design concept on adjoining lands to promote an optimal renewal outcome for wider precinct.”

10. Insert:

New condition 2 dot point “revise the Health and Safety Report to address the petroleum pipeline and ascertain any health and safety implications for the proposal.”

11. Insert:

New condition 2 dot point "revise the Health and Safety Report to address any noise and vibration issues arising from the proximity of the site to the freight rail line."

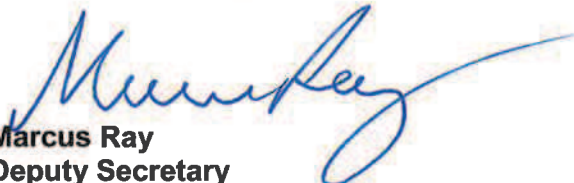
12. Insert:

New condition 2 dot point "delete reference on page 9 to the DG and replace with the title Secretary."

13. Insert:

New condition 2 dot point "delete the sentence from page 9 that states "The Panel will be made up of nominees of: the proponent, Council, and the Director-General of the DP&E."

Dated 24th day of September 2015.



Marcus Ray
Deputy Secretary
Planning Services

Delegate of the Minister for Planning



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

Dear Mr Dyer

Planning Proposal – Alteration of Gateway Determination

I refer to your letter of 2 June 2015 in relation to revisions to Planning Proposal No. PP_2014_PARRA_004_00 for rezoning, amendment to height, floor space ratio and foreshore building line controls and restriction on development above proposed underground containment cells at 181 James Ruse Drive, Camellia.

I have determined as the delegate of the Minister, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 8 August 2014. The Alteration of Gateway Determination is enclosed.

As you are aware, since the original proposal was submitted, an underground petroleum pipeline has been identified as affecting the site. It will therefore be necessary to identify any health and safety risks prior to community consultation, although any design and siting implications may be incorporated into the planning proposal following the consultation period. It may become necessary to re-exhibit the planning proposal should the development concept be substantially altered as a result.

Transport for NSW in its correspondence to Council has indicated the proponent may be able to assist to achieve strategic transport outcomes by making provision for the connection of Parramatta to other Western Sydney centres by light rail. Council should give consideration to this matter in progressing the proposal.

If you have any questions in relation to this matter, please contact Ms Lillian Charlesworth, Senior Planner, at the Department's Metropolitan (Parramatta) office, on 02 9860 1101.

Yours sincerely

Marcus Ray
Deputy Secretary
Planning Services

24/09/2015
Encl:

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