

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

Our ref: 15/16900
Your ref: RZ/19/2014

Attention: Ms Claire Downie

Dear Mr Dyer

Planning Proposal for 11-13 Aird Street, Parramatta - (PP_2015_PARRA_010_00)

I am writing in response to Council's letter dated 16 November, 2015 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 amend Parramatta Local Environmental Plan 2011 to increase the maximum height of buildings to 102m and FSR to 10:1 for land at 11-13 Aird Street, Parramatta.

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

I have agreed that any inconsistency with Section 117 Direction 4.1 Acid Sulphate Soils is of minor significance. No further approval is required in relation to this Direction.

Plan making powers were delegated to Councils in October 2012. It is noted that Council has now accepted this delegation. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make this plan.

The Gateway determination requires that the planning proposal be made publicly available for a minimum period of 28 days. Under section 57(2) of the Act, I am satisfied that the planning proposal, as amended, is in a form that can be made available for community consultation.

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 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 for administrative purposes.

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 s54(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, please contact Lillian Charlesworth, of the Metropolitan (Parramatta) Office of the Department of Planning and Environment on 9860 1510.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'R Cumming'.

29/1/2016

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

Encl.

Gateway Determination
Written Authorisation for Delegation
Delegated Plan Making Reporting Template



Gateway Determination

Planning Proposal (Department Ref: PP_2015_PARRA_010_00) to amend Parramatta Local Environmental Plan 2011 to increase the maximum height of buildings to 102m and the FSR to 10:1 for land at 11-13 Aird Street, Parramatta.

I, the Director, Metropolitan (Parramatta) as delegate of the Greater Sydney Commission, have determined under section 56(2) of the EP&A Act that an amendment to the Parramatta Local Environmental Plan 2011 should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as indicated below:
 - (a) "Figure 8: Proposed amendment to PCCLEP 2007 Height of Building Map" is to include street names;
 - (b) "Table 2: Assessment of Planning Proposal against s117 Directions" is to specify whether or not the site is affected by acid sulphate soils and, if so, of indicate the class, and
 - (c) amend the Explanation of provisions (Part 2) to indicate that the planning proposal seeks solely to amend Parramatta Local Environmental Plan 2011.
2. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act (EP&A Act) 1979 as follows:
 - (a) the planning proposal must be 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 identified in section 5.5.2 of 'A Guide to Preparing LEPs' (Department of Planning and Infrastructure 2012).
3. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Office of Environment and Heritage - Heritage Division;
 - Department of Education and Communities
 - Transport for NSW
 - Transport for NSW - Roads and Maritime Services
 - Fire and Rescue NSW

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.

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 EP&A Act. This does not discharge Council from any

obligation it may otherwise have to conduct a public hearing (for instance 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 29th day of January 2016.

R Cumming 29/1/2016

Rachel Cumming
Director Metropolitan (Parramatta)
Planning Services

Delegate of the Greater Sydney Commission