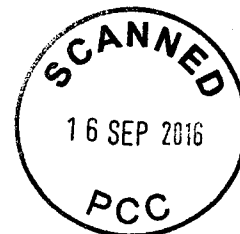




Planning & Environment



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



Attention: Mr Rob Cologna

Dear Mr Dyer

Re: Planning Proposal to amend Parramatta Local Environmental Plan 2011

I am writing in response to Council's request for 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* by changing the zoning, floor space ratio, height of building controls and Natural Resources Biodiversity Map for land at 264 to 268 Pennant Hills Road, Carlingford.

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.

Plan making powers were delegated to Councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided to issue an authorisation for Council to exercise delegation to make the plan. The amending Local Environmental Plan is to be finalised within 18 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 s54(2)(d) of the Act if the timeframes outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Ms Lillian Charlesworth, of the Department's regional office on (02) 9860 1510.

Yours sincerely

Catherine Van Laeren 12/9/16
Director, Sydney Region West
Planning Services
Delegate of the Greater Sydney Commission



Gateway Determination

Planning proposal (Department Ref: PP_2016_COPAR_002_00): to amend the zoning, floor space ratio and height of buildings controls and the Natural Resources Biodiversity Map for land at 264 to 268 Pennant Hills Road, Carlingford.

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 the zoning, floor space ratio and height of building controls and the Natural Resources Biodiversity Map for land at 264 to 268 Pennant Hills Road, Carlingford should proceed subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal to:
 - (a) provide page numbering;
 - (b) amend Part 1 – Objectives, to indicate that the proposal also seeks to achieve biodiversity protection;
 - (c) amend Part 2 - Explanation of Provisions, to indicate that the northern section of Martins Lane will be rezoned and state the reason;
 - (d) amend maps at Figures 12 to 18 to include the northern section of Martins Lane (that is subject to rezoning) within the red outline currently indicating the site boundary. The legend may be changed to clarify that the red outline indicates the land to which the plan applies;
 - (e) ensure the Figure 2 legend is clearly legible; and
 - (f) reflect the outcome of any additional supporting studies as deemed necessary by Council which will include, at minimum, traffic and transport, urban design analysis, infrastructure needs and an ecological study. Any additional studies are to form part of the exhibition material.
2. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* (the Act) as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) Council 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).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act, as follows:
 - Office of Environment and Heritage
 - Department of Education and Communities
 - Transport for NSW - Sydney Trains
 - Transport for NSW - Roads and Maritime Services
 - Telstra
 - Sydney Water
 - Endeavour Energy
 - The Hills Shire Council

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 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 **18 months** from the week following the date of the Gateway determination.

Dated 12th day of September, 2016



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

Delegate of the Greater Sydney Commission



WRITTEN AUTHORISATION TO EXERCISE DELEGATION

Parramatta City Council is authorised to exercise the functions of the Greater Sydney Commission under section 59 of the *Environmental Planning and Assessment Act 1979* that are delegated to it by instrument of delegation dated 14 October 2012, in relation to the following planning proposal:

Number	Name
PP_2016_COPAR_002_00	Planning proposal to amend <i>Parramatta Local Environmental Plan 2011</i> to rezone part of the land from R2 Low Density Residential to R4 High Density Residential, to increase the maximum height of buildings and floor space ratio controls and to amend the Natural Resources Biodiversity Map at 264 to 268 Pennant Hills Road, Carlingford.

In exercising the Commission's functions under section 59, the Council must comply with the Department's "*A guide to preparing local environmental plans*" and "*A guide to preparing planning proposals*".

Dated 12th day of September 2016.

Catherine Van Laeren
Director, Sydney Region West
Planning Services