

## Greater Sydney, Place and Infrastructure

IRF20/2981

### Gateway determination report

<b>LGA</b>	City of Parramatta
<b>PPA</b>	City of Parramatta Council
<b>NAME</b>	85-91 Thomas Street, Parramatta (+12 homes, 0 jobs)
<b>NUMBER</b>	PP_2020_COPAR_005_00
<b>LEP TO BE AMENDED</b>	Parramatta Local Environmental Plan 2011
<b>ADDRESS</b>	85-91 Thomas Street, Parramatta
<b>DESCRIPTION</b>	Lot 13, 15, 16 on DP1239; and Lot 142 on DP537053
<b>RECEIVED</b>	23 June 2020
<b>FILE NO.</b>	IRF20/2981
<b>POLITICAL DONATIONS</b>	There are no donations or gifts to disclose and a political donation disclosure is not required.
<b>LOBBYIST CODE OF CONDUCT</b>	There have been no meetings or communications with registered lobbyists with respect to this proposal.

## 1. INTRODUCTION

### 1.1 Description of planning proposal

The planning proposal (**Attachment A**) seeks to amend the development controls for land at 85-91 Thomas Street, Parramatta (the site) by amending the Parramatta LEP 2011 (PLEP 2011) as follows:

- rezone part of the site from R4 High Density Residential Zone to part RE1 Public Recreation Zone;
- increase the height of building (HOB) from 11 metres to 22 metres across the proposed R4 zone;
- increase the Floor Space Ratio (FSR) from 0.8:1 to 1.3:1 across the proposed R4 zone;
- remove 85 Thomas Street from the Land reservation Acquisition map, as part of a Voluntary Planning Agreement (VPA) to be prepared; and
- remove part of 89 and 91 Thomas Street from the Minimum Lot Size Map as those sites will be partly rezoned to RE1 Public Recreation and dedicated to Council, as part of the Voluntary Planning Agreement (VPA) to be prepared.

No other changes are proposed to the planning controls for the site. The proposed uplift will allow approximately 12 additional dwellings in comparison to the existing controls, enabling approximately 59 dwellings in total.

## 1.2 Site description

The site includes four lots, totalling 6,321 square metres in the Parramatta local government area. The site is on the northern bank of the Parramatta River and directly west of James Ruse Drive (**Figure 1**). The site is relatively flat toward Thomas Street (**Figure 2**) and significantly slopes toward the Parramatta River at the south of the property. The site adjoins the Baludam Wetlands and is sparsely covered in vegetation where there is existing development. A shared path is located at the rear of the site along the Parramatta River foreshore.

The site adjoins open space land zoned RE1 Public Recreation at the foreshore of the river, including a portion which juts into the boundary of the site. A 3-storey medium density building is located to the east of the site and toward the west existing development has been constructed on Broughton Street where planning controls allow up to 40-metre-tall buildings.



**Figure 1** – Location of subject site (Source: Google maps)



**Figure 2** – Street view of subject site (Source: Google maps)

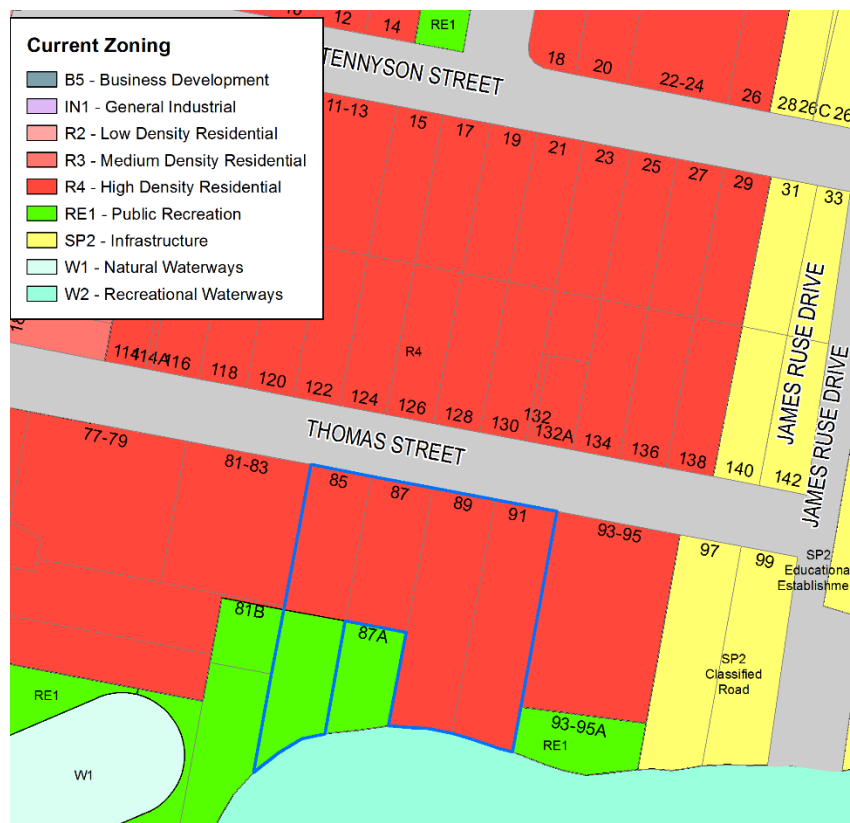
### 1.3 Existing planning controls

Under the Parramatta Local Environmental Plan (PLEP) 2011, the site:

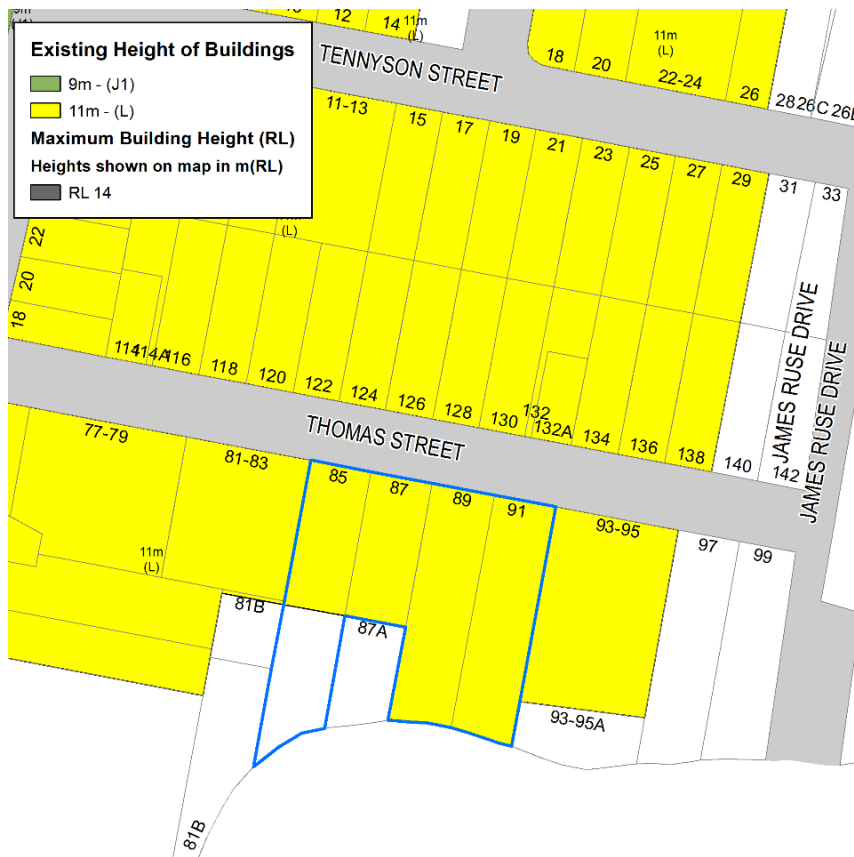
- is zoned part R4 High Density Residential and part RE1 Public Recreation;
- has a maximum building height of 11 metres over the R4 zoned land;
- has a maximum floor space ratio of 0.8:1 on R4 zoned land;
- contains a local heritage item (I1 – Parramatta River Wetlands) located at 89-91 Thomas Street;
- has a minimum lot size of 550m;

The site is also partly identified for acquisition towards local open space on the Land Reservation Acquisition Map aligned with land zoned RE1 Public Recreation. The site is mapped through the Natural Resources maps for both Riparian Land and Waterways, and Biodiversity. The site is subject to a Foreshore Building Line map which largely sits below the flat development area.

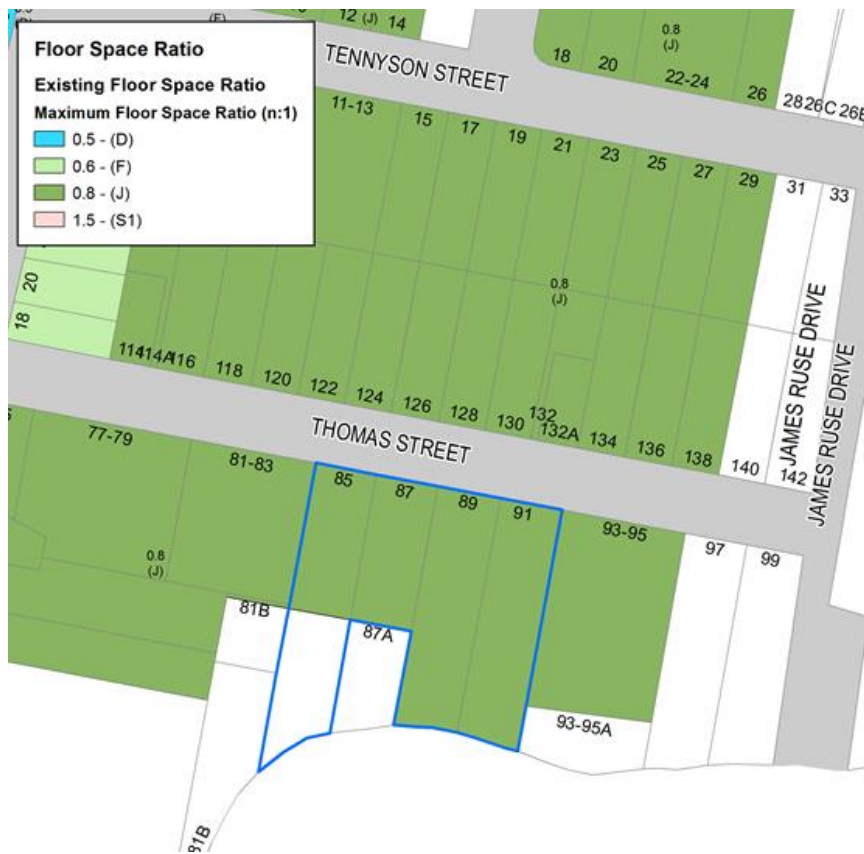
The existing planning controls are identified below:



**Figure 3 - Existing land zoning (Source: Planning Proposal).**



**Figure 4 – Existing height of buildings (Source: Planning Proposal).**



**Figure 5 – Existing floor space ratio (Source: Planning Proposal).**



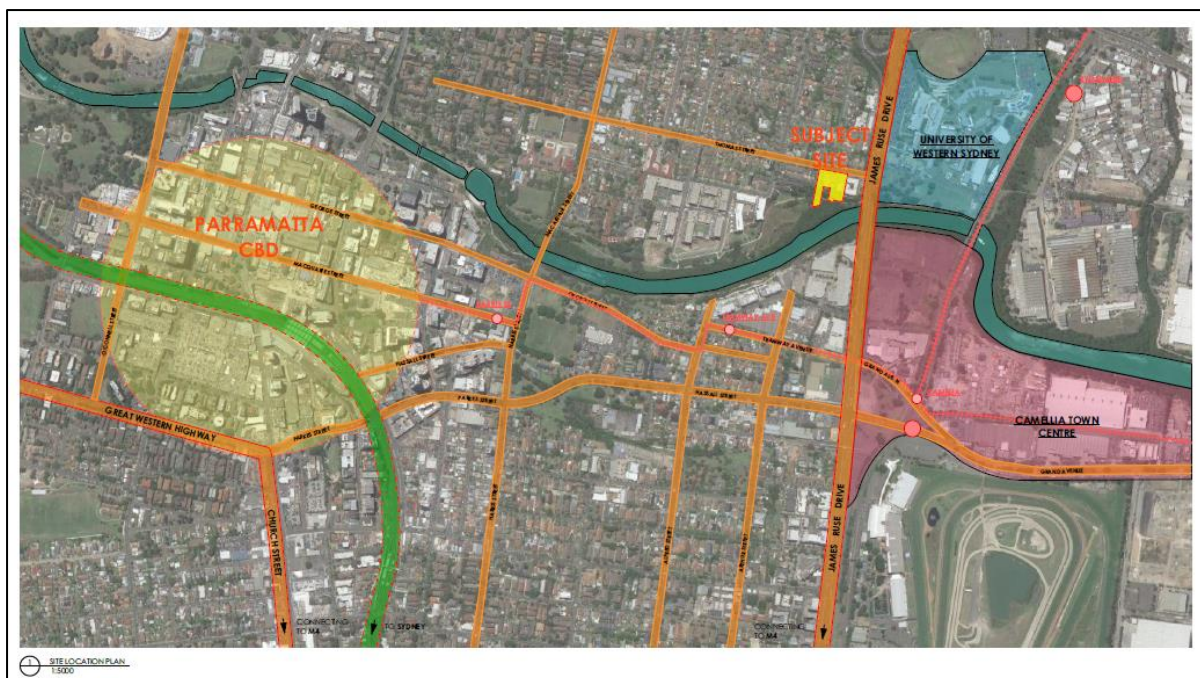


**Figure 7 – Existing Land Reservation Acquisition Map (Source: Planning Proposal).**

## 1.4 Surrounding area

The site is on the northern edge of the Parramatta River and in close proximity to the Western Sydney University Parramatta South campus. Parramatta CBD is to the west of the site providing employment, entertainment and transport services.

Higher density residential and associated built form adjoins the Parramatta River to the south west of the site. Industrial and associated employment uses are opposite the site on the southern edge of the river.



**Figure 8:** Site context (source: Planning Proposal)

## 1.5 Summary of recommendation

The planning proposal is recommended to proceed subject to the conditions identified in this report. The proposal will allow for redevelopment of the site whilst providing for the protection of environmentally sensitive features and increasing open space for the community. The design of the future development will be assessed against a site-specific DCP to consider overshadowing and amenity impacts for future occupants of the site and adjoining properties.

## 2. PROPOSAL

### 2.1 Objectives or intended outcomes

The objective of the planning proposal is to amend the land use zoning, and development controls that apply to the site to provide for its redevelopment for a residential flat building. The proposal envisages 59 new dwellings will be facilitated through the proposal and will allow for the protection and dedication of adjoining environmental assets and open space.

Council have advised that a site-specific development control plan will be prepared to enhance urban design and ensure an appropriate transition to adjoining lower scale properties following a Gateway determination being issued. The proposal is also supported by a letter of offer to dedicate the land along the forshore to Council. This will form part of a planning agreement which will be negotiated and exhibited concurrently with the DCP and planning proposal.

The objectives of the planning proposal are clear and do not require amendment prior to community consultation.

### 2.2 Explanation of provisions

In order to achieve the desired objectives, the following amendments to the Parramatta LEP 2011 are proposed in the planning proposal:

1. amend the **Land Zoning Map** (Sheet LZN\_10) to rezone part of the site from R4 High Density Residential Zone to part RE1 Public Recreation Zone;
2. amend the maximum building height on the **Height of Buildings Map** (Sheet HOB\_10) from 11 metres to 22 metres and remove the Height of Building Control for the proposed RE1 land;
3. amend the maximum FSR on the **Floor Space Ratio Map** (Sheet FSR\_10) from 0.8:1 to 1.3:1 and remove the FSR for the proposed RE1 land; and
4. amend the **Land Reservation Acquisition Map** (Sheet LRA\_10) to remove the acquisition affection from the site at 85 Thomas, should this be dedicated to Council.

It is noted that the planning proposal includes a proposed map which removes the minimum lot size requirement for land proposed to be rezoned to RE1. The planning proposal does not explain this proposed change through the explanation of provisions. It is recommended Council update the proposal to detail this amendment.

It is noted that a number of the changes outlined are dependent on the dedication of the land and the proposal will require the planning agreement to be finalised prior to the amendments identified above being made.

## 2.3 Mapping

The planning proposal includes both existing and proposed mapping to clearly demonstrate the intended outcomes. It is considered that the mapping provided is suitable for exhibition.

## 3. NEED FOR THE PLANNING PROPOSAL

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The planning proposal is not the result of any site-specific study or report and is a landowner-initiated planning proposal.

The planning proposal notes the original proposal was lodged in 2016. At the time, the LEP controls allowed the subject site to achieve a GFA of approximately 5,057 square metres, facilitating approximately 59 dwellings. In 2017, a Council led LEP amendment was gazetted which reduced the R4 High Density Residential zoned area and identified land for the Natural Resource Biodiversity provisions, further reducing the developable portion of the site to 3,825 square metres or the opportunity to consider 47 dwellings.

The planning proposal identifies that the change in planning controls achieves the same intended density of 59 dwellings as allowed under these previous controls. The proposal seeks to re-distribute floor space from the land proposed to be rezoned RE1 Public Recreation which is intended to be dedication to Council. The change in building height provides opportunities for the floor space to be accommodated on the developable portion of the site.

The need for the planning proposal is adequately addressed. The planning proposal clearly outlines methods to deliver the overarching objectives providing evidence for the need and suitable justification for the proposed approach.

## 4. STRATEGIC ASSESSMENT

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### 4.1 Central City District Plan

The Central City District Plan provides a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. It is a guide for implementing the Greater Sydney Region Plan at a district level and is a bridge between regional and local planning.

The proposal is generally consistent with the objectives and outcomes of the Central City District Plan. The proposal will facilitate housing diversity and is specifically consistent with the following:

#### *Planning Priority C1 – Planning for a city supported by infrastructure*

The proposal provides the opportunity for capturing additional open space for the benefit of the local community. The proposal also seeks to allow for a minor increase in density, through the transfer of development potential. Council's planning proposal notes the site will facilitate use of infrastructure on an underutilised site. The site is near James Ruse Drive and adjacent to the Western Sydney University and in walking distance to the Parramatta Wharf and the northern edge of the Parramatta CBD.. Council identifies that a letter of offer has been submitted to dedicate 2,496sqm for open space and natural resources to Council.

#### *Planning Priority C5 – Providing housing supply, choice, and affordability with access to jobs, services and public transport*

The planning proposal aims to facilitate the redevelopment of the site with a built form which is not prevalent in the area. By increasing building height and maintaining density, the proposal provides the opportunity to maintain housing supply, whilst increasing housing choice for future residents of the area. The site has immediate access to services and jobs in the heart of Parramatta CBD.

#### *Planning Priority C15 – Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes & Planning Priority C16 – Increasing urban tree canopy cover and delivering Green Grid connections*

The planning proposal aims to increase the amount of land zoned Public Recreation along the Parramatta river. In doing so, the proposal will facilitate alignment with the Parramatta River Foreshore open-space priority corridor as outlined in the Greater Sydney Region Plan whilst supporting the protection of biodiversity.

The Department is satisfied the proposal will give effect to the District Plan in accordance with section 3.8 of the *Environmental Planning and Assessment Act*.

### 4.2 Greater Parramatta and Olympic Park Peninsula Place-based Infrastructure Compact

In November 2019, the Greater Sydney Commission released the draft pilot Place-based Infrastructure Compact (PIC) for Greater Parramatta and the Olympic Park Peninsula (GPOP). The GPOP PIC seeks to better align growth with the provision of infrastructure and services.

The site is within the Shorts Corner Precinct where the PIC identifies the cost of providing additional homes or jobs in GPOP is in the mid-range. The GPOP PIC suggests that the existing uses can continue under current controls or with some adjustment and may be reviewed over time. Given the proposal retains the current

zoning and seeks only a minor increase to development potential, to allow for the site to revert to previously allowable densities, it is considered the impact is of minor significance.

The GSC has made its final recommendations on the GPOP PIC and these are currently being considered by Government.

### **4.3 Local**

#### Parramatta Local Strategic Planning Statement City Plan 2036

The Parramatta Local Strategic Planning Statement (LSPS) came into effect on 31 March 2020. The LSPS sets a 20-year land use planning vision for the City of Parramatta. It balances the need for housing and economic growth, while also protecting and enhancing housing diversity, heritage and local character.

The LSPS identifies growth precincts and where future housing could be delivered in each precinct within the 20-year period. Given the proposed planning proposal does not increase density and retains the equivalent density on the site, the proposal does not impact on the ability to deliver the growth precincts.

The planning proposal specifically aligns with Planning Priority 7 of the LSPS – *To provide for a diversity of housing types and sizes to meet community needs into the future*. The proposal increases the diversity of dwelling types on Thomas Street, whilst protecting important biodiversity and open-space assets.

#### Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan for the City of Parramatta and it links to the long-term Sydney. The plan formalises several big and transformational ideas for the City and the region. The planning proposal is considered to meet the plans strategic objectives. Specifically, the proposal is anticipated to contribute to the economic growth and revitalisation of Parramatta through providing diversified housing opportunities in proximity to the Parramatta CBD.

#### Local Planning Panels

All planning proposals in Greater Sydney Region and Wollongong prepared after 1 June 2018 are required to be referred to the local planning for advice before the Council considers whether or not to forward the proposal to the Department of Planning Industry and Environment. The planning proposal and an assessment report were considered by the Local Planning Panel on 19 May 2020. The Panel in its advice to Council endorsed the progression of the planning proposal to Gateway determination and supported the finding of the assessment report.

### **4.4 Section 9.1 Ministerial Directions**

The planning proposal is consistent with relevant section 9.1 Directions, with further discussion required in relation to the following matters:

#### Direction 2.2 Coastal Management

This Direction applies to land within the coastal zone and aims to protect and manage coastal areas of NSW as identified by the *Coastal Management Act 2016* and *State Environmental Planning Policy (Coastal Management) 2018*.

The Direction provides a number of restrictions on certain circumstances which do not apply to this proposal. Relevant to this proposal is a requirement for planning proposals to not rezone land which would enable increased development on land within a coastal wetlands and littoral rainforests area.

A portion of the site is located within a mapped wetland area. The proposal seeks to rezone this land to RE1 Public Recreation and therefore limits the development potential for the land. The LEP also maps this land as being within the foreshore area which ensures development will not impact on the natural foreshore processes or affect the significance and amenity of the area. Development consent must not be granted for development in the area for the extension, alteration or rebuilding of a building in the area.

The proposal seeks to limit development to outside of the foreshore area and align the development footprint further away from the Parramatta River than the adjoining development to the east. The proposal does not seek to increase development potential within a mapped vulnerability area or wetland area, and a future development application will be further required to consider the design of appropriate footings and environmental impact. The proposal is considered to be consistent with the Direction.

#### Direction 2.3 Heritage conservation

This Direction applies to all planning proposals to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The site contains a heritage item adjacent to the Parramatta River, being item 'I1 – Wetlands' which has local significance. Direction 2.3 requires a planning proposal to facilitate the conservation of items, places or objects of heritage significance to an area. The planning proposal notes this land will be undeveloped and will be dedicated to Council ownership. However, the proposal may have the potential to increase indirect impacts to the heritage value due to overshadowing and the built form.

The indicative built form as part of the submitted planning proposal also indicates the opportunity to reduce the bulk of the built form providing the ability for increased sunlight on the mangroves. The applicant's proposal notes there are no significant ecological impacts as a result of the proposal upon mangroves and saltmarsh. The planning proposal also notes that a DCP will be developed to guide the built form outcomes of the future development.

Given the PLEP 2011 requires heritage consideration at the DA stage and the proposal seeks to dedicate land directly adjoining the heritage item, it is considered that the proposal is consistent with the Direction. It is recommended that during exhibition NSW Heritage is consulted.

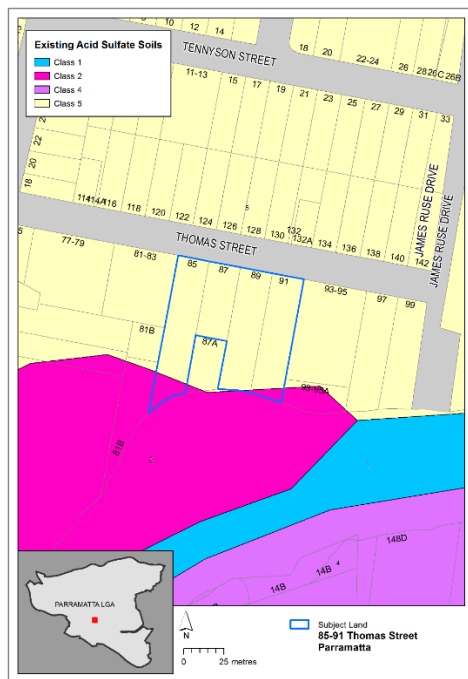
#### Direction 3.4 Integrating Land use and Transport

This Direction applies when a planning proposal creates, alters or removes a zone or provision relating to urban land. Given the proposal seeks to increase building height on urban land, the Direction is considered to apply. The proposal notes it is consistent with this Direction as it will provide new dwellings in close proximity to existing bus, pedestrian and bicycle transport links. The proposal also notes that the intended future development makes more efficient use of space and infrastructure by increasing densities on an underutilised site.

The proposal is considered to improve housing choice in close proximity to walking, cycling and public transport and to provide housing in-close proximity to the Parramatta CBD which will assist reducing dependence on cars and reducing travel demand for the development. The development does not seek to increase development on a major road corridor and therefore does not directly impact on the efficient movement of freight. Given the above, the proposal is considered to be consistent with the Direction.

#### Direction 4.1 Acid Sulfate Soils

This Direction applies when a planning proposal will apply to land having a probability of containing acid sulfate soils. The site is mapped as being within Class 5 and Class 2 in the Parramatta LEP 2011 Acid Sulfate Soils map (**Figure 9**).



**Figure 9:** Acid Sulfate Soils map (Source: Planning Proposal)

The Direction seeks for a planning proposal to consider the Acid Sulfate Soils Planning Guidelines when preparing a planning proposal that applies to land and for any intensification of land uses to consider the appropriateness of the change of land use given the presence of Acid Sulfate Soils.

The planning proposal notes acid sulfate soils are generally not found in Class 5 area where development is intended to occur. However Acid Sulfate Soils are commonly found within the coastal zone and the site encompasses a Class 2 area. Clause 6.1 of PLEP 2011 includes provisions for future development to consider any impact on Acid Sulfate Soils including the preparation of an acid sulfate soils management plan in particular circumstances.

As the proposal does not seek to increase the land zoned for urban development and the PLEP 2011 includes provisions for the management of Acid Sulfate Soils, any inconsistency with the direction is considered to be of minor significance.

### Direction 4.3 Flood Prone Land

This Direction seeks to ensure that future uses are in line with the level of flood risk applying to the land. The Direction also required considerations of the impact of the proposal to flood risk of both the site and off site.

The site does include some flood affected land due to the proximity to Parramatta River. This land is proposed to be dedicated to Council and used for public recreation and environmental protection. The developable portion of the site is not flood affected as it is significantly higher due to a steep rise in topography.

Flood impacts can be further considered through the development application process as the Parramatta Development Control Plan 2011 identifies measures to address flooding. Given the proposed residential portion of land is not flood affected, it is considered that any inconsistency with this Direction is of minor significance.

### Direction 6.2 Reserving land for Public Purposes

This Direction applies to the planning proposal as it seeks to remove the land for acquisition purposes.

Direction 6.2 requires that a planning proposal must not create, alter or reduce existing zonings or reservations of land without the approval of the relevant public authority. Council has proposed the removal of the existing land reservation acquisition for land already zoned RE1. For land which is proposed to be rezoned to Re1 Public Recreation, no acquisition requirement is identified.

Council has noted that this is subject to the negotiation and finalisation of a planning agreement. A letter of offer has been submitted by the applicant to dedicate 2,496 square metres of land for open space to Council.

As a letter of offer has been submitted, it provides a mechanism through a future planning agreement to dedicate or acquire the RE1 zoned land without the need for the land reservation acquisition. This mechanism will provide an opportunity to deliver improved public benefit for the community, however it has not yet been resolved.

The proposal's consistency with this Direction cannot be determined and is proposed to remain unresolved until Council can secure a mechanism for acquisition. The resolution of this matter must be finalised prior to finalisation. It is also recommended that a condition be applied requiring that a suitable mechanism for the acquisition of this land be identified through the proposal.

### Direction 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan (LUIIP)

This Direction applies when a planning proposal is prepared for land within the Greater Parramatta Priority Growth Area. The planning proposal is identified in the Rydalmere precinct of the Greater Parramatta Growth Area and in an area for future review. This planning proposal aligns with the vision for the Rydalmere precinct by delivering increased open-space and maintaining the regional cycleway and open-space links on the Parramatta River.

The proposal seeks to allow a minor increase in development potential, which is equivalent to previous planning controls. The proposal is provided public benefit and is considered to be appropriately supported by existing infrastructure. As such this proposal does not warrant the application of a satisfactory arrangements clause.

It is considered that the proposal is generally consistent with this Direction.

#### **4.5 State environmental planning policies (SEPPs)**

##### **SEPP 65 – Design Quality of Residential Apartment Development**

SEPP 65 provides principles to ensure that residential apartments are of high-quality design and maximise amenity both externally and internally for occupants. The SEPP is supported by the Apartment Design Guide which provides further detail on how development can achieve these principles. Any future development application for a residential flat building on the site will need to address SEPP 65 and the ADG.

##### **SEPP (Coastal Management) 2018**

The SEPP applies to land in the LGA along the foreshore of the Parramatta River and Haslam's Creek (east of the Charles Street Weir). Any development application for sites identified along the foreshore of the Parramatta River will be subject to assessment under the Coastal Management SEPP.

##### **Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005**

The SEPP applies to land in the LGA as it seeks to ensure that the catchment, foreshores and waterways are recognised, protected, enhanced and maintained. The planning proposal seeks to retain provisions applying to the land in the LGA that would assist in protecting the catchment's environment and heritage.

The proponent intends to dedicate land identified on the Natural Resources Map – Riparian Land and Waterways to Council as part of a future planning agreement. This will ensure that there will be no development in the foreshore area and will reduce any potential impacts on natural processes or the amenity of these key areas. The proposed amendment is consistent with the SEPP and does not hinder its application.

## **5. SITE-SPECIFIC ASSESSMENT**

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### **5.1 Environmental**

The site is mapped as containing Riparian Land and Waterways, and Biodiversity through the Natural Resources mapping in Parramatta LEP 2011. Also adjacent to the site are coast mangroves and saltmarshes.

In 2017, the planning proposal was referred to the former Department of Industry to seek comments regarding the potential shading impacts to marine vegetation such as mangroves and saltmarsh to the south of the site. Supporting information as part of the proposal notes there are no significant ecological impacts as a result of the proposal upon mangroves and saltmarsh. The Department of Industry identified there is no reason for potential shading issues to prevent the lodgement of this development as a planning proposal.

Although the proposed zoning seeks to identify this land as RE1 Public Recreation and not for development it is recommended the Council consult the Department of Planning Industry and Environment's Energy, Environment and Science branch during exhibition to consider this matter.

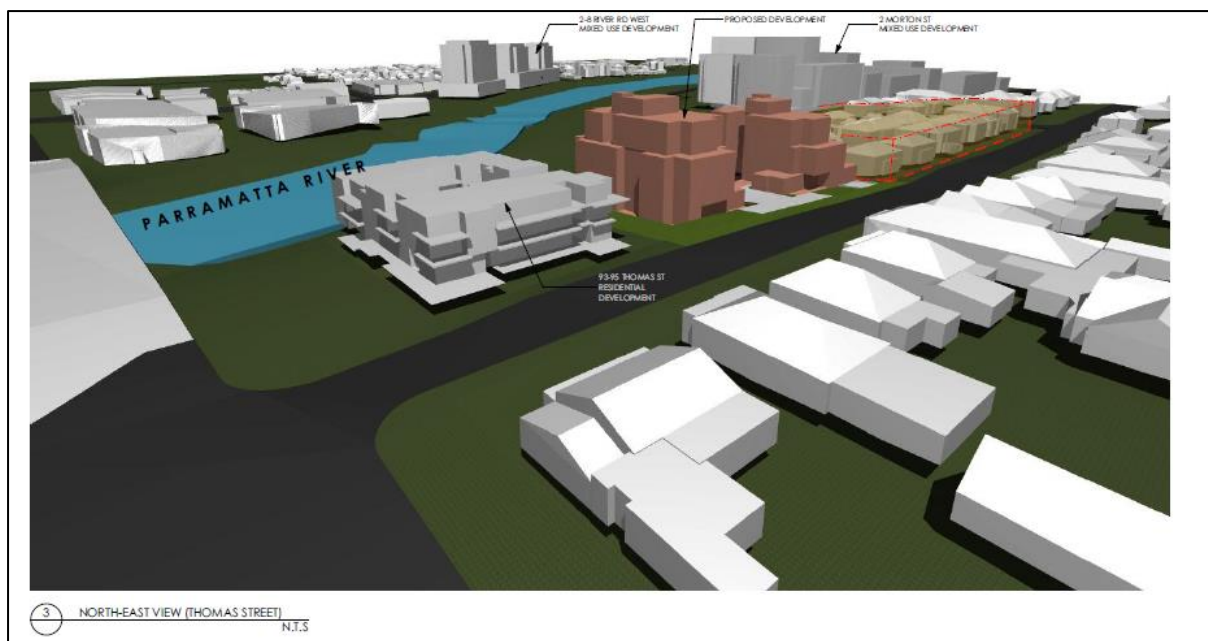
### **5.2 Urban Design and Building Height**

The planning proposal provides an indication of the intended built form (**Figure 10**), shadowing and context of buildings in its surrounds. The analysis shows most overshadowing will be to the south of the property along Parramatta river and minimal

morning and afternoon overshadowing on adjoining properties. The proposal is considered an appropriate response to protect environmental assets whilst achieving previously envisaged density on the site.

The planning proposal notes the design has been revised since originally lodged with heights reduced from seven storeys to six storeys, with additional setbacks on the top two storeys to facilitate separation to adjoining development and maintain a 4-storey form at street level. This built form at street level is more in-line with the existing 11m height control currently allowed. The indicative built form shows setbacks ranging from 6 metres to 12 metres to adjoining properties and a 3m setback to the rear of the proposed boundary.

The planning proposal notes a site-specific development control plan will be prepared and reported to Council prior to exhibition. The proposal notes the indicative setbacks will be stipulated in the DCP to address privacy and amenity of adjoining residents. It is considered that the potential impacts of overshadowing, built form, driveway access, and solar access can be further addressed as part of the proposed site-specific development controls and future development application.



**Figure 10:** Indicative built form (Source: Planning Proposal)

### 5.3 Infrastructure

The planning proposal does not increase density beyond that previously allowed on the site. The site is within a 15-20 minute walking distance to the Parramatta CBD and adjacent to James Ruse Drive. The proposed planning agreement may provide the ability to deliver additional public benefits for the community through an increased amount of recreational land for the area.

## 6. CONSULTATION

### 6.1 Community

The planning proposals seeks to undertake community consultation including display on the Council's website and written notification to adjoining landowners. Council has not identified the period of community consultation. A 28-day timeframe is considered appropriate for the proposal.

## **6.2 Agencies**

The planning proposal states the Gateway determination will outline the required consultation with government agencies. It is recommended that Council consult with:

- Environment, Energy and Science;
- Transport for NSW; and
- Heritage NSW.

## **7. TIME FRAME**

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Council proposes to complete the LEP by May 2021. A 12-month timeframe is considered appropriate to allow for flexibility in negotiating the Voluntary Planning Agreement and to undertake the necessary preparation of the site-specific development control plan.

## **8. LOCAL PLAN-MAKING AUTHORITY**

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Council has requested to be the local plan-making authority for this proposal. Given the minor nature of the planning proposal, it is recommended authorisation be given. It is noted Council will need to resolve inconsistency with Direction 6.2 prior to finalisation.

## **9. CONCLUSION**

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The planning proposal is recommended to proceed, subject to conditions identified in this report. The proposal is supported as it:

- achieves the vision of the Central City District Plan through providing housing diversity in proximity to the Parramatta CBD and continuation of public open space along the Parramatta River;
- maintains previously envisaged density whilst allowing for the protection of site-specific constraints and values; and
- identifies a site-specific development control plan will be prepared to manage built form outcomes of the proposed development.

## **10. RECOMMENDATION**

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It is recommended that the delegate of the Secretary:

1. agree that any inconsistency with section 9.1 Directions 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are of minor significance; and
2. note that the consistency with section 9.1 Direction 6.2 Reserving land for public purposes is unresolved and will require further justification prior to finalisation.

It is recommended that the delegate of the Minister determine that the planning proposal should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal to:
  - (a) update the explanation of provisions to outline the intended outcomes regarding the proposed changes to the minimum lot sizes;

- (b) outline a suitable mechanism to ensure that land to be zoned RE1 Public Recreation has an appropriate acquiring authority identified. This maybe by way of a planning agreement finalised prior to the making of the LEP; and
- (c) update Part 4.2 to ensure text identifies the intent of the proposal.
2. Prior to finalisation the planning proposal is to be updated to address consistency with Section 9.1 Direction 6.3 Reserving land for public purposes.
  3. The planning proposal should be made available for community consultation for a minimum of 28 days.
  4. Consultation is required with the following public authorities:
    - DPIE – Environment, Energy and Science;
    - Transport for NSW; and
    - NSW Heritage.
  5. The time frame for completing the LEP is to be 12 months from the date of the Gateway determination.
  6. Given the nature of the planning proposal, Council should be authorised as the local plan-making authority.



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18/08/2020

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**Central River City and Western**  
**Parkland City**

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