

Gateway Determination

Planning proposal (Department Ref: PP_2018_COPAR_007_00): to enable the redevelopment of land at 2 Sorrell Street, North Parramatta to enable a high-density mixed-use development.


I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to enable the redevelopment of land at 2 Sorrell Street, North Parramatta to enable a high-density mixed-use development should proceed subject to the following conditions:

1. Prior to undertaking public exhibition Council is to:
 - amend the proposal to include a copy of the current key sites map, special provisions map and sun access protection map;
 - update the proposal to address the Greater Sydney Region Plan;
 - update the proposal to address the Central City District Plan; and
 - include a satisfactory arrangements provision for contributions to designated state public infrastructure identified for the Greater Parramatta and Olympic Park precinct.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal 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 local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities and/or organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - Roads and Maritime Services;
 - Office of Environment and Heritage; and
 - State Emergency Service.

Each public authority/organisation 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 3.34(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 time frame for completing the LEP is to be **nine months** following the date of the Gateway determination.

Dated 18th day of July 2018.


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission