

Gateway Determination

Planning proposal (Department Ref: PP_2019_COPAR_001_00): to amend Parramatta Local Environmental Plan (LEP) 2011.

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Parramatta Local Environmental Plan (LEP) 2011 to amend height of building controls as it applies to 14-38 Cowper Street, 5 and 5A Rowell Street and 21-41 East Street, Granville should proceed subject to the following conditions:

1. Prior to undertaking community consultation, Council is required to amend the planning proposal as follows:
 - a) include details of any public benefits that were identified under the *Parramatta Road Corridor Urban Transformation Planning Strategy* that are to be delivered on the site; and
 - b) include anticipated timeframes in Part 6 for completing the proposed amendment.
2. The planning proposal should be made available for community consultation for a minimum of 28 days.
3. Consultation is required with the following public authorities:
 - Roads and Maritime Services
 - Transport for NSW
4. The time frame for completing the LEP is to be **12 months** from the date of the Gateway determination.
5. Council is not authorised to be the local plan-making authority to make this plan.

Dated

15th day of April 2019.



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning