



Mr Rik Hart  
Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
Parramatta NSW 2124

Dear Mr Hart

**Planning proposal PP\_2019\_COPAR\_004\_00 to amend Parramatta Local Environmental Plan 2011**

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to alter the sites zoning and floor space ratio controls whilst imposing a maximum parking rate.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

It is noted that Council has requested to be authorised as the local plan-making authority. I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

The amending local environmental plan (LEP) is to be finalised within nine months of 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 eight 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 Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Simon Turner to assist you. Mr Turner can be contacted on 8837 6376.

Yours sincerely



**Ann-Maree Carruthers**  
**Director Sydney Region West**  
**Planning Services**

1/5/2019

Encl: Gateway determination  
Local plan-making authority reporting template

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_COPAR\_004\_00): to alter the zone, maximum floor space ratio controls and maximum parking rates at 128 Marsden Street, Parramatta.***

I, the Director, Sydney Region West at the Department of Planning and Environment, as delegate of the Minister for Planning and Public Spaces, 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 alter the zone, maximum floor space ratio controls and maximum parking rates should proceed subject to the following conditions:

1. Prior to exhibition Council is to amend the planning proposal to:
  - a. Reference the correct figures in points 1 and 2 of Part 2 – Explanation of Provisions;
  - b. Reference the correct sheet reference for the Land Map Zoning in point 2 of Part 2 – Explanation of Provisions; and
  - c. Amend point 3 in Part 2 – Explanation of Provisions to seek inclusion of the subject site in clause 7.14 of the Parramatta LEP 2011.
2. The planning proposal should be made available for community consultation for a minimum of 28 days.
3. 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).
4. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - a. the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - b. the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - c. there are no outstanding written objections from public authorities.

5. The time frame for completing the LEP is to be 9 months from the date of the Gateway determination.

Dated *1st* day of *May* 2019.



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

**Delegate of the Minister for Planning**  
**and Public Spaces**