

Gateway Determination

Planning proposal (Department Ref: PP_2019_CUMBE_005_00): to redevelop land at 92, 94 and 100 Woodville Road and 63 and 65 Grimwood Street, Granville

I, the Director, Central City (GPOP) at the Department of Planning, Industry 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 the Parramatta Local Environmental Plan (LEP) 2011 to redevelop land at 92, 94 and 100 Woodville Road and 63 and 65 Grimwood Street, Granville should proceed subject to the following conditions:

1. Prior to public exhibition, Council is to update the proposal as follows:
 - a. amend Part 4 Mapping of the proposal to show the current and proposed maps side by side; and
 - b. amend Figure 1 – Aerial view of the site on page v of the proposal to correctly identify William and Grimwood Streets; and
 - c. include a discussion on the proposal's consistency with State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.
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 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning, Industry and Environment 2016).
3. Consultation is required with the following public authorities 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); and
 - Office of Environment and Heritage.

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 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.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 2 day of September 2019.



Christine Gough
Acting Director, Central City (GPOP)
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry
and Environment

Delegate of the Minister for Planning
and Public Spaces