



Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_008_00): to introduce incentive building height and floor space ratio controls and insert site-specific controls for land at 355 and 375 Church Street, Parramatta.

I, the Executive Director, Central River City & Western Parkland City 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) 2013 to introduce incentive building height and floor space ratio controls and insert site-specific provisions for land at 355 and 375 Church Street, Parramatta should proceed subject to the following conditions:

1. Prior to exhibition, the Planning Proposal be amended as follows:
 - (a) Update the proposed mapping to include the Sun Access Protection Map and 'blue hatched area of Prince Alfred Square';
 - (b) Update the planning proposal to address section 9.1 Directions 2.3 Heritage Conservation and 2.6 Remediation of Land;
 - (c) Remove the proposed car parking rates for take away food and drink premises and the associated sunset clause;
 - (d) Include the isolated site at 383 Church Street within the proposal consistent with the Parramatta CBD Planning Proposal;
 - (e) Update the project timeline; and
 - (f) Prepare the site-specific Development Control Plan and concurrently exhibit it with the proposal.
2. Prior to finalising the plan, Council is to ensure consistency between the planning proposal and the Parramatta CBD planning proposal.
3. 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 and Environment, 2018).

4. 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:

- NSW Heritage;
- Transport for NSW; and
- NSW State Emergency Service.

Each public authority 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.

5. 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).

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

Dated 13th day of November 2020.



Catherine Van Laeren
Executive Director, Central River City
& Western Parkland City
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces