

Gateway Determination

Planning proposal (Department Ref: PP_2019_COPAR_002_00): to rezone land from B5 Business Development to B4 Mixed Use, amend the height of building, floor space ratio and insert site specific controls.

I, the Acting Executive Director, Central River City and 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) 2011 to rezone land from B5 Business Development to B4 Mixed Use, amend height of building and floor space ratio, and insert site specific controls should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal as follows:
 - a. address consistency with section 9.1 Direction 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation (LUIIP);
 - b. update the urban design report to reflect the maximum height and density controls that may be achieved on the site, including bonus and incentive provisions to demonstrate overshadowing and built form outcomes;
 - c. amend the planning proposal to introduce a satisfactory arrangements clause for funding of regional infrastructure.
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, 2018).
3. Consultation is required with the following public authorities/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;
 - NSW State Emergency Service; and
 - Environment, Energy and Science.

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.

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 **12 months** following the date of the Gateway determination.

Dated 3rd day of October 2019.



Catherine Van Laeren
Acting Executive Director,
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and Public Spaces