

Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_010_00): to amend the development standards for land at 197 and 207 Church St and 89 Marsden St, Parramatta.

I, the Director, Central (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 amend the development standards for land at 197 and 207 Church St and 89 Marsden St, Parramatta. should proceed subject to the following conditions:

1. Prior to public exhibition, the planning proposal be amended to remove reference to the need for a Satisfactory Arrangements Clause.
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 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:
 - NSW State Emergency Services,
 - NSW Aboriginal Land Council,
 - DPIE – Environment, Energy and Science Group,
 - NSW Heritage,
 - Transport for NSW,
 - Sydney Metro West, and
 - Utility providers.

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. Prior to finalisation, Council is to ensure that the planning proposal is consistent with the Parramatta CBD planning proposal, having particular regard to the protection of solar access to Parramatta Square.
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 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.
7. The time frame for completing the LEP is to be **9 months** following the date of the Gateway determination.

Dated 23rd day of October 2020.



Christine Gough
Director, Central (GPOP)
Central River City and Western
Parkland City
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces