



Gateway Determination

Planning proposal (Department Ref: PP_2020_COPAR_006_00): to amend the height of building, floor space ratio and insert site specific controls for land at 8-14 Great Western Highway, Parramatta.

I, the Director Central (GPOP), 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 amend planning controls for land at 8-14 Great Western Highway should proceed subject to the following conditions:

1. Prior to exhibition, the Planning Proposal is amended as follows:
 - a. Update the planning proposal to address section 9.1 Direction 3.5 Development Near Regulated Airport and Defence Airfields;
 - b. Update the project timeline.
2. The planning proposal should be made available for community consultation for a minimum of **28 days**.
3. Consultation is required with the following public authorities under section 3.34(2)(d) of the Act and to comply with the requirements of relevant section 9.1 Directions:
 - Transport for NSW;
 - NSW Heritage;
 - Commonwealth Department of Infrastructure, Transport, Regional Development and Communications (DITRDC); and
 - Civil Aviation Safety Authority (CASA).

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. Prior to finalising the plan, Council is to ensure consistency between the planning proposal and the Parramatta CBD planning 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 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 **12 months** following the date of the Gateway determination.

Dated 1st day of September 2020.



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

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