

## Gateway Determination

***Planning proposal (Department Ref: PP\_2019\_COPAR\_012\_00): to permit an additional permitted use and an increase in height of buildings for land at 163-165 George Street, Parramatta***

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 to permit an additional permitted use and an increase in height of buildings should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be amended to:
  - (a) Amend figure 4 mapping key to remove reference to "Current Floor Space Ratio" and replace with "Current Land Use Zone";
  - (b) Amend the formatting so that the mapping is visible;
  - (c) Amend table 7 to provide updated timeframes;
  - (d) Amend the explanation of intended to provisions with regard to the proposed amendments to Clause 4.3 to include the following additional requirements:
    - i. Identify the area the clause will apply to on the Height of Buildings map;
    - ii. Identify that the architectural roof features:
      - are only to be permitted if they relate to the use of the site as a Place of Public Worship;
      - will not have a detrimental impact on heritage items in the locality;
      - only comprise decorative elements on the uppermost portion of the building including a steeple, dome and spire; and
      - will cause minimal overshadowing.
2. Consultation is required with the following public authorities:
  - Transport for NSW – Parramatta Light Rail;
  - Transport for NSW; and
  - Heritage, Department of Premier and Cabinet.

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, Industry and Environment, 2018).
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 **9 months** following the date of the Gateway determination.

Dated *25<sup>th</sup>* day of *November* 2019.



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

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