

Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_007_00): to rezone and apply development standard provisions to land at 266 Victoria Road and 26 Kissing Point Road, Rydalmere to permit high density mixed use development.

I, the Executive Director, Regions, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under Section 56(2) of the *Environmental Planning and Assessment Act, 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to rezone and apply development standard provisions to land at 266 Victoria Road and 26 Kissing Point Road, Rydalmere to permit high density mixed use development should proceed subject to the following conditions:

1. Prior to community consultation, Council is to update the planning proposal to:
 - (a) remove the proposed local provision for affordable housing;
 - (b) remove the proposed local provision for non-residential floor space and consult with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) to address concerns raised in the letter from TfNSW addressed to Council (dated 7 April 2017). The outcome of this consultation is to establish the dwelling capacity and non-residential floor space for the site and inform proposed FSR and HOB controls;
 - (c) include a detailed site investigation report in relation to the former Macquarie Boys High School site and in accordance with State Environmental Planning Policy 55 – Remediation of Land; and
 - (d) amend the explanation of provisions to confirm that satisfactory arrangements for providing contributions to designated State public infrastructure will be made.

The updated planning proposal is to be provided to the Department of Planning and Environment for approval prior to undertaking community consultation.

2. Community consultation is required under Sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the relevant planning 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with the following public authorities/organisations under Section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:



- (a) TfNSW and RMS;
- (b) The Hills Shire Council;
- (c) Western Sydney University;
- (d) Department of Education; and
- (e) Caltex, regarding the proposed 15m buffer around the high-pressure gas pipeline.

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. A public hearing is not required to be held into the matter by any person or body under Section 56(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 timeframe for completing the LEP is to be **18 months** following the date of the Gateway determination.

Dated 12th day of *September* 2017.


Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission