

Mr Gregory Dyer
Interim General Manager
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Dear Mr ^{Gieg}~~Dyer~~

**Planning Proposal to amend Parramatta Local Environmental Plan 2011
PP_2017_COPAR_007_00**

I am writing in response to Council's request for a Gateway determination under Section 56 of the *Environmental Planning and Assessment Act 1979* (the Act) received on 29 June 2017 in respect of the planning proposal 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.

As delegate of the Greater Sydney Commission, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Of note, the Gateway determination requires consultation with Transport for NSW and Roads and Maritime Services to ensure the site achieves its maximum potential FSR and HOB, based on traffic and transport considerations.

The Gateway determination also requires the removal of the proposed local provision for affordable housing. While the Department recognises the need for affordable housing, a local environmental plan cannot include additional provisions for affordable housing as the City of Parramatta is not identified under State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes) (SEPP 70). I note that the draft West Central District Plan supports councils and the Department to achieve affordable housing through amending SEPP 70. The Department is currently reviewing a number of housing related SEPPs and investigating opportunities to provide for affordable housing.

The planning proposal will also need to confirm that satisfactory arrangements for providing contributions to designated State public infrastructure will be made.


Plan-making powers were delegated to councils by the Minister in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposal and have decided not to issue an authorisation for Council to exercise delegation to make this plan.

The amending Local Environmental Plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under Section 54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Angela Hynes to assist you. Ms Hynes can be contacted on (02) 9860 1558.

Yours sincerely

 12 September 2017
Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission

Encl: Gateway determination