



Gateway Determination

Planning proposal (Department Ref: PP_2018_COPAR_009_00): to rezone land and amend associated development standards at 235-237 Marsden Road, Carlingford.

I, the Executive Director, Regions at the Department of Planning and Environment, as delegate of the Greater Sydney Commission, 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 rezone land at 235-237 Marsden Road, Carlingford (Lots 1, 2 and 3 DP5982) from R2 Low Density Residential to R3 Medium Density Residential, increase the building height from 9m to 11m and amend the maximum floor space ratio from 0.5:1 to 0.6:1 should proceed subject to the following conditions:

1. Prior to community consultation, the planning proposal is to be amended as follows:
 - (a) correct the local heritage item reference number on page 5 of the proposal for St Paul's Anglican Church Cemetery from 'Item 377' to 'Item 18';
 - (b) correct references to map figure numbering in Part 4 of the proposal;
 - (c) include the preliminary contamination assessment from the rezoning review (RR_2018_COPAR_001_00) as cited as Appendix 4 on page 17 of the planning proposal;
 - (d) include the landscape plan from the rezoning review as cited as Appendix 5 on page 15 of the planning proposal;
 - (e) include the heritage impact statement from the rezoning review as referred to on pages 19, 20 and 21 of the planning proposal;
 - (f) include the traffic and parking impact statement from the rezoning review as referred to on pages 26-27 of the planning proposal; and
 - (g) the proposal is to further demonstrate and investigate expanding the urban tree canopy and facilitating a Green Grid connection between Galaringi and Simpson Reserves, ensuring consistency with 'Planning Priority C16: Increasing urban tree canopy cover and delivering Green grid connections' of the Central City District Plan.
2. Community consultation 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 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).



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3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act:
- Roads and Maritime Services;
 - Department of Education; and
 - Office of Environment and Heritage – Heritage Division.

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 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 nine months following the date of the Gateway determination.

Dated *20th* day of *September* 2018.


Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission