



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

Attention: Benjamin Gresham

Dear Mr Dyer

Planning Proposal PP_2017_COPAR_008_00 to amend Parramatta Local Environmental Plan 2011

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 20/07/2017 in respect of the Planning Proposal to rezone land from Part R2 Low Density to Part R4 High Density, increase height and FSR & map part of site as Natural Resources Biodiversity to reflect moderate value vegetation at 258-262 Pennant Hills Road and 17&20 Azile Court, Carlingford.

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.

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 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. Council's request to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment.

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 Miss Angela Hynes to assist you. Miss Hynes can be contacted on (02) 9860-1558.

Yours sincerely



04/08/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl: Gateway Determination
Written Authorisation to Exercise Delegation
Delegated Plan Making Reporting Template