



Planning & Environment

Ms M L Taylor
Chair
Sydney West Joint Regional Planning Panel
GPO BOX 39
Sydney NSW 2001

Your ref: 2014SYW111
Our ref: 09/02664

Dear Ms Taylor,

Planning proposal to amend Parramatta Local Environmental Plan 2011 – former Moxham Quarry – 166A Windsor Road, Northmead

I am writing in response to the Panel's letter, dated 5 September 2014, requesting a Gateway determination (under section 56 of the *Environmental Planning and Assessment Act 1979*) in respect of the planning proposal for land at 166A Windsor Road, Northmead, to:

- rezone part of the site to R4 High Density Residential;
- increase the maximum floor space ratio for the proposed R4 land to 1.1:1; and
- increase the maximum height of buildings to between RL60.35 and RL66.35 for the proposed R4 land.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

I agree the planning proposal's inconsistency with s117 Direction 2.1 Environment Protection Zones is justified by a study prepared in support of the planning proposal that gives consideration to the objectives of this Direction. I also agree that the planning proposal's inconsistency with s117 Direction 4.1 Acid Sulfate Soils is of minor significance.

The amending Local Environmental Plan is to be finalised within 12 months of the week following the date of the Gateway determination. The Panel should aim to commence the exhibition of the planning proposal as soon as possible. The Panel's request for the Department of Planning and Environment to draft and finalise the Local Environmental Plan should be made 6 weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete Local Environmental Plans 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 Minister may take action under s54(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Lillian Charlesworth, Senior Planner, on 02 9860 1101.

Yours sincerely

Marcus Ray
Acting Deputy Secretary
Planning Services

14/10/14



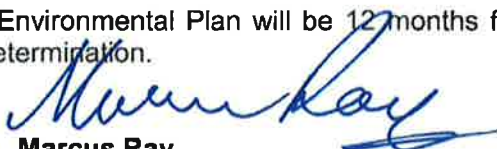
Gateway Determination

Planning proposal (Department Ref: PP_2014_PARRA_005_00) – 166A Windsor Road, Northmead to rezone part of the site to R4 High Density Residential, increase the maximum floor space ratio for the proposed R4 land to 1.1:1; and increase the maximum height of buildings to between RL60.35 and RL66.35 for the proposed R4 land.

I, the Deputy Secretary of Planning Services at the Department of Planning and Environment as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Parramatta Local Environmental Plan 2011 to rezone part of the site to R4 High Density Residential, increase the maximum floor space ratio for the proposed R4 land to 1.1:1, and increase the maximum height of buildings to between RL60.35 and RL66.35 for the proposed R4 land, should proceed subject to the following conditions:

1. Community consultation is required under sections 56(2)(c) and 57 of the *Environmental Planning and Assessment Act 1979* 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 & Infrastructure 2012).
2. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage
 - Office of Environment and Heritage – National Parks and Wildlife Service
 - Transport for NSW
 - Transport for NSW – Roads and Maritime Services
 - NSW Rural Fire Service

Each public authority 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.
3. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the *Environmental Planning and Assessment Act 1979*. 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).
4. The timeframe for completing the Local Environmental Plan will be 12 months from the week following the date of the Gateway determination.


Marcus Ray
 Acting Deputy Secretary
 Planning Services
 14/10/14
 Delegate of the Minister for Planning