

Gateway Determination

Planning proposal (Department Ref: PP_2017_COPAR_001_00): to amend the gross floor area and height of building controls for 470 Church Street, Parramatta.

I, the Executive Director, Regions, Planning Services 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* (EP&A Act), that an amendment to the *Parramatta Local Environmental Plan (LEP) 2011* to increase the gross floor area and height of building controls for 470 Church Street, Parramatta should proceed subject to the following conditions:

- 1. Prior to community consultation, Council is to amend the planning proposal, as follows:
 - (a) to address the consistency of the proposal with the Draft West Central District Plan; and
 - (b) the shadow diagrams within the planning proposal and urban design report are amended to illustrate the overshadowing caused by the proposal by deleting buildings from the shadow diagrams that have not yet been approved.
- 2. Prior to community consultation, consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:
 - Department of Education and Communities
 - Transport for NSW Ferries
 - Transport for NSW Sydney Trains
 - Roads and Maritime Services
 - Department of Infrastructure and Regional Development
 - Telstra
 - Sydney Water
 - Endeavour Energy

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and be given at least 21 days to comment on the proposal.

- 3. Community consultation is required under Section 56(2)(c) and 57 of the EP&A Act as follows:
 - (a) the planning proposal must be publicly exhibited 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 the planning proposal as identified in section 5.5.2 of *A Guide to preparing local environmental plans* (Department of Planning and Environment 2016).
- 4. A public hearing is not required to be held in relation to this matter by any person or body under section 52(2)(e) of the EP&A 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. Prior to submitting the proposal to the Department for finalisation the proposal should be reviewed, and amended where necessary, having regard to the mesoscopic modelling (and consultation with Transport for NSW and Roads and Maritime Services) undertaken for the Parramatta CBD planning proposal. The review should include confirmation of the appropriate site specific gross floor area in the context of the cumulative traffic impacts of increased density controls across the CBD.
- 6. The timeframe for completing the local environmental plan is to be 18 months from the week following the date of the Gateway determination.

2017

Dated 10 Kday of Mark

Stephen Murray

Executive Director, Regions

Planning Services

Department of Planning and Environment

Delegate of the Greater Sydney Commission



Mr Greg Dyer General Manager City of Parramatta Council PO Box 32 PARRAMATTA NSW 2124 17/02621

Dear Mr Dyer

Planning proposal to amend Parramatta LEP 2011 – 470 Church Street, Parramatta (PP_2017_COPAR_001_00)

I am writing in response to Council's request of 24 January 2017 for a Gateway determination under section 56 of the *Environmental Planning and Assessment Act* 1979 (the Act), in respect of a planning proposal to amend *Parramatta Local Environmental Plan (LEP) 2011* to amend the maximum building height and floor space ratio for land at 470 Church Street, Parramatta.

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

Plan making powers were delegated to Councils in October 2012. It is noted that Council has not 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 the plan.

The amending LEP is to be finalised within 18 months of the week following the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made 6 weeks prior to the projected publication date.

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 Commission may take action under s54(2)(d) of the Act if the timeframes outlined in this determination are not met.

If you have any queries in regard to this matter, please contact Mr Adrian Hohenzollern, Team Leader of Sydney Region West, Planning Services on 02 9860 1505.

Yours sincerely

Stephen Murray
Executive Director, Regions

Planning Services

Encl:

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