

PP_2018_PARRA_001_00

Ms Sue Colman
Acting CEO
Parramatta City Council
PO Box 32
Parramatta NSW 2124

Dear Ms Coleman,

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) in respect of the Planning Proposal to rezone land at Lot 582, DP36692, part of 22 Lord Avenue, Telopea from SP1 Special Activities (Place of Public Worship) to R2 Low Density Residential.

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 Council's by the Minister in October 2012. It is noted that Council has now accepted this delegation. 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 6 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 Christine Gough to assist you. Christine can be contacted on (02) 9860 1531.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren', with a stylized flourish at the end.

25/01/18

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Encl:

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