

Gateway Determination

Planning Proposal (Department Ref: PP_2015_PARRA_008_00): to amend the floor space ratio and building height provision at 135 George Street and 118 Harris Street, Parramatta.

I, the Acting Director, Metropolitan (Parramatta) at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 56(2) of the *Environmental Planning & Assessment Act 1979* (the Act) that an amendment to *Parramatta City Centre Local Environmental Plan 2007* to amend the floor space ratio and building height provisions at 135 George Street and 118 Harris Street, Parramatta, should proceed subject to the following conditions:

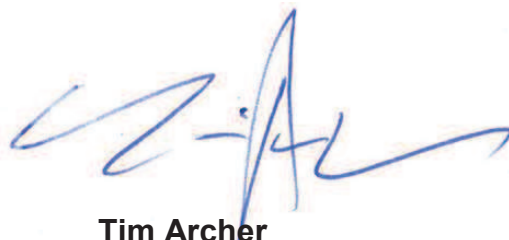
1. Prior to exhibition, Council is to amend the planning proposal to:
 - (a) Identify the site's property description, that is, lot and deposited plan numbers.
 - (b) Include illustrative maps that show the substantive effect of the proposed amendments to height and FSR controls, including the potential additional 15% bonus for design excellence.
 - (c) Prepare comprehensive shadow diagrams, clearly demonstrating the cumulative impact of the subject proposal and the adjacent proposals at 142-154 Macquarie Street and 184 to 188 George Street, Parramatta. These should show the overshadowing resulting from the current and proposed controls. Surrounding sensitive land uses, such as open space and heritage items, should be clearly identified on the diagrams.
 - (d) Include further specific comments on the consistency (or otherwise) of the planning proposal with section 117 Direction 7.1 Implementation of a Plan for Growing Sydney within the appropriate section of the planning proposal.
 - (e) Include further advice on flooding impacts to demonstrate consistency, or justify any inconsistency with section 117 Direction 4.3 Flood Prone Land.
 - (f) Include an assessment of the traffic impacts of the proposal on the local road network, with specific regard to the cumulative impact arising from adjacent and other developments in the vicinity, including the proposals at 142-154 Macquarie Street and 184 to 188 George Street.
 - (g) Include a copy of the current Development Control Plan 'Highly Sensitive Area' Controls on exhibition with the planning proposal as background material.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

- (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) Council 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 LEPs (Department of Planning and Environment 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act, as follows:
- Office of Environment and Heritage
 - NSW Aboriginal Land Council
 - Department of Education and Communities
 - Transport for NSW - Ferries
 - Transport for NSW - Sydney Trains
 - Transport for NSW - Roads and Maritime Services
 - State Emergency Service
 - NSW Office of Sport
 - NSW National Trust
 - Airservices Australia
 - Commonwealth Department of Infrastructure and Regional Development

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.

- 4. A public hearing is not required to be held into the matter by any person or body under section 56(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 timeframe for completing the LEP is to be **12 months** from the week following the date of the Gateway determination.

Dated 19th day of October 2015



Tim Archer
A/Director, Metropolitan (Parramatta)
Planning Services

Delegate of the Minister for Planning