



17/06228

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

Dear Mr Dyer

**Planning Proposal PP\_2017\_COPAR\_003\_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) in respect of the planning proposal to alter the maximum height of building control and floor space ratio controls at 107 George Street, Parramatta.

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.

I have conditioned the Gateway determination to require the planning proposal be updated to address flood mitigation and safety implications relating to basement car parking on flood prone land, and to apply a height of building that responds to the existing and intended future built scale consistent with a revised urban design report.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 117 Direction 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction. However, Council will need to obtain the agreement of the Secretary in relation to section 117 Direction 4.3 Flood Prone Land prior to the Plan being made.

I have considered Council's request for delegation and determined not to issue an authorisation as the site is located within land subject to the Parramatta CBD planning proposal, which is currently being assessed by the Department of Planning and Environment for a Gateway determination.

The amending of the Local Environmental Plan (LEP) is to be finalised within 12 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 for the Department to draft and finalise the LEP should be made eight 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 and by providing clear and publicly available justification for each plan at an early stage. 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 Mr Stuart McIntosh to assist you. Mr McIntosh can be contacted on 9860 1551.

Yours sincerely

Handwritten signature of Oliver Holm in blue ink, followed by the date 8/1/18.

**Oliver Holm**  
**Acting Executive Director, Regions**  
**Planning Services**

Encl: Gateway determination