

Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_003_00): to alter the height of building and floor space ratio controls at 107 George Street, Parramatta.

I, the Acting Executive Director, Regions 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* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to alter the height of building and floor space ratio controls at 107 George Street, Parramatta should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be updated to:
 - (a) address the draft Greater Sydney Region Plan and Revised Draft Central City District Plan;
 - (b) provide appropriate documentation to address flood mitigation and safety implications relating to basement car parking and intensification of uses on flood prone land consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. The NSW State Emergency Service is to be consulted during this process;
 - (c) revise the urban design report to demonstrate that an FSR of 6.9:1 can be accommodated on the site, with a minimum commercial FSR of 1:1 and reduced car parking, taking into account the findings of the flood investigations required in 1(b) above; and
 - (d) amend the height of building map to include a maximum height of building control consistent with the findings of the revised urban design report.
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) 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 and Environment 2016).
3. Consultation is required with the following public authorities and / organisations under section 56(2)(d) of the Act and/or to comply with the requirements of relevant Section 117 Directions:
 - Transport for NSW
 - Roads and Maritime Services;
 - NSW State Emergency Service; and



Planning & Environment

- NSW Office of Environment and Heritage - Heritage Division.

Each public authority/organisation 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 following the date of the Gateway determination.

Dated 8th day of January 2018

Oliver Holm
Acting Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission