



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

Dear Mr ^{Grey} Dyer

**Planning Proposal PP_2017_COPAR_010_00 to amend Council 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 increase the Height of Building and Floor Space Ratio maps at 23, 25 and 27 Harold 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 also agreed, as delegate of the Secretary, 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 2.3 – Heritage Conservation, 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.

The amending 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 of Planning and Environment to draft and finalise the LEP should be made 8 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 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 (02) 9860 1551.

Yours sincerely

 28 September 2017
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway determination

Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_010_00): to increase the height of building and floor space ratio at 23, 25 and 27 Harold Street, Parramatta.

I, the 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 increase the height of building and floor space ratio at 23, 25 and 27 Harold Street, Parramatta should proceed subject to the following conditions:

1. Prior to community consultation the planning proposal is to be revised to:
 - (a) remove 53 Sorrell Street from the subject site and update mapping and the explanation of provisions accordingly; and
 - (b) include in the explanation of provisions:
 - the maximum parking rates, in line with the resolution of City of Parramatta council on 10 April 2017 with regards to the parking rates in the CBD Planning Proposal; and
 - to confirm if the site is to be exempt from clause 7.2 floor space ratio of the LEP.
 - (c) include updated supporting studies that are consistent with the revised planning proposal. In particular:
 - the Urban Design Report should identify the updated site, preferred concept option and include overshadowing diagrams consistent with the planning proposal; and
 - the heritage study should address and heritage impact of the preferred concept option in the revised Urban Design Report.

A copy of the revised planning proposal and supporting studies is to be submitted to the Department for endorsement.

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).



Planning & Environment

3. Consultation is required with the following public authorities/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; and
- NSW Office of Environment and Heritage – Heritage Division.

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 following the date of the Gateway determination.

Dated 28th day of September 2017.

Stephen Murray
Executive Director, Regions
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission