



Planning & Environment

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

Attention: Mr Rob Cologna

Dear Mr Dyer

Planning Proposal 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 amend *Parramatta Local Environmental Plan 2011* by changing the floor space ratio and height of building controls for land at 180 George Street, Parramatta.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway determination.

As you are aware, Parramatta CBD has a significant role to play as the second CBD for Sydney. A key priority identified by the Minister in establishing the Greater Sydney Commission was the Parramatta CBD. It is important that future planning outcomes meet the future vision of this area.

I have conditioned the determination to provide that Council applies an appropriate maximum height of buildings control. The height should enable an FSR of 10:1 to be achieved and allow for a minimum of 10 storeys height difference between any two towers built within the site.

I have taken this approach for two reasons. Firstly, it is premature to consider varying height controls in the Parramatta CBD when the supporting traffic study for the CBD is not complete. Secondly, given that the Aspire Tower is intended to achieve a height that would dominate the Parramatta skyline and achieve the status of an internationally iconic building, other buildings within the Parramatta CBD should be set at a height that would enable this outcome to be achieved.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with S117 Directions 4.1 Acid Sulfate Soils, 3.5 Development Near Licensed Aerodromes and 6.3 Site Specific Provisions are of minor significance. In respect of S117 Direction 3.5, however, consultation with the Department of

Department of Planning & Environment

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Infrastructure and Regional Development is to occur during the exhibition period. No further approval is required in relation to these Directions.

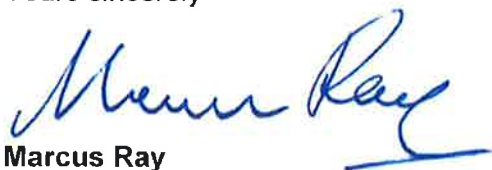
Plan making powers were delegated to Councils in October 2012. It is noted that Council has requested to be issued with delegation for this planning proposal. I have considered the nature of Council's planning proposals and have decided not to issue an authorisation for Council to exercise delegation to make the plan in order to ensure that the proposal aligns with the version of the CBD planning proposal as finalised at the end of the plan making process.

The amending Local Environmental Plan (LEP) is to be finalised within 18 months of the week following 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 6 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 Commission may take action under s54(2)(d) of the Act if the timeframes outlined in this determination are not met.

Should you have any queries in regard to this matter, I have arranged for Ms Lillian Charlesworth, of the Department's regional office to assist you. Ms Charlesworth can be contacted on (02) 9860 1510.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

Encl. 17/06/2016
Gateway determination

Gateway Determination

Planning proposal (Department Ref: PP_2016_PARRA_016_00): to amend the floor space ratio and height of buildings controls for land at 180 George Street, Parramatta.

I, the Deputy Secretary, Planning Services, 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 amend the floor space ratio and height of building controls for land at 180 George Street, Parramatta should proceed subject to the following conditions:

1. Prior to exhibition, Council is to:
 - (a) amend the planning proposal so that an appropriate maximum height of buildings control is specified to enable an FSR of 10:1 to be achieved and to allow for a minimum of 10 storeys height difference between any new towers built within the site;
 - (b) amend the Explanation of Provisions and proposed Height of Buildings Map prior to public exhibition in accordance with the outcome of condition 1(a) above.
 - (c) include an assessment of Section 117 Direction 2.3 Heritage Conservation within the planning proposal;
 - (d) clarify within the planning proposal the exact class of acid sulfate soils that applies to the site (i.e. whether class 4 or class 5); and
 - (e) remove references to Section 117 Direction 7.1 Implementation of a Plan for Growing Sydney.
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 LEPs (Department of Planning and Infrastructure 2013)*.
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions:
 - Office of Environment and Heritage - Heritage Division
 - 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
 - Department of Infrastructure and Regional Development
 - Civil Aviation Safety Authority
 - Telstra

- Sydney Water
 - Endeavour Energy
4. The planning proposal is to be concurrently exhibited and forwarded to public authorities for consultation under a single covering letter, together with the following six planning proposals:
- 295 Church Street, Parramatta (PP_2016_PARRA_002_00)
 - 48 Macquarie Street and 220-230 Church Street, Parramatta (PP_2016_PARRA_004_00)
 - 122 Wigram Street, Harris Park (PP_2016_PARRA_006_00)
 - 14-20 Parkes Street, Harris Park (PP_2016_PARRA_007_00)
 - 2-10 Phillip Street, Parramatta (PP_2016_PARRA_010_00)
 - 66 Phillip Street, Parramatta (PP_2016_PARRA_012_00)

Each public authority is to be provided with a copy of each of the planning proposals, a copy of the Parramatta CBD Planning Strategy and any relevant supporting material prepared for each proposal and the Strategy, and given at least 28 days to comment on the proposals.

5. 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).
6. Prior to submitting the proposal to the Department for finalisation the proposal should be reviewed, and amended where necessary, having regard to the mesoscopic modelling (and consultation with Transport for NSW and Roads and Maritime Services) undertaken for the Parramatta CBD planning proposal. This review should include confirmation of the appropriate site specific FSR in the context of the cumulative traffic impacts of increased FSR controls across the CBD.
7. The timeframe for completing the LEP is to be **18 months** from the week following the date of the Gateway determination.

Dated 17th day of June 2016



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission