

17/05230

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

Attention: Kevin Kuo

Dear Mr Dyer

Request for Extension to Time Frames of Planning Proposals for land at 184-188 George Street, Parramatta, and 21 & 21A Tucks Road, Toongabbie.

I refer to Council's letter of 31 March 2017, seeking extension of time frames for the above planning proposals. I have determined, as delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determinations as indicated in the table below:

Planning Proposal		Condition No.	Previous Timeframe	Current Timeframe
1	184-188 George Street, Parramatta (PP_2015_PARRA_003_00)	5	21 months (expired 19/3/17)	30 months (9 months extension) expires 19/12/17
2	21 & 21A Tucks Road, Toongabbie (PP_2016_PARRA_003_00)	5	12 months (expired 17/6/17)	18 months (6 months extension) expires 17/12/17

An Alteration of Gateway Determination for each planning proposal is **enclosed**.

If you have any questions in relation to this matter, please contact Ms Chantelle Chow on (02) 9860 1548.

Yours sincerely



06/04/17

Catherine Van Laeren
Director, Sydney Region West
Planning Services

Delegate of the Greater Sydney Commission

Encl: Alteration to Gateway Determination (2)

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2015_PARRA_003_00): to amend the floor space ratio and building height provision at 184 to 188 George Street, Parramatta.

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 12 June 2015 (as amended) for the proposed amendment to the *Parramatta Local Environmental Plan 2011* as follows:

1. Delete:

condition "5"

and replace with:

a new condition 5 "The LEP is to be finalised by 19 December 2017".

Dated 6th day of April 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission

Alteration of Gateway Determination

Planning proposal (Department Ref: PP_2016_PARRA_003_00): to amend *Parramatta Local Environmental Plan 2011* to rezone the land from part B1 Neighbourhood Centre and part R2 Low Density Residential to B4 Mixed Use, to increase the maximum height of building to part 9m and part 15m and the FSR to 1.5:1 at 21 & 21A Tucks Road, Toongabbie.

I, the Director, Sydney Region West at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 10 June 2016 for the proposed amendment to the *Parramatta Local Environmental Plan 2011* as follows:

1. Delete:

condition "5"

and replace with:

a new condition 5 "The LEP is to be finalised by 17 December 2017".

Dated 6th day of April 2017



Catherine Van Laeren
Director, Sydney Region West
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission