

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

COPY

Dear Mr Dyer

**Planning Proposal PP_2017_COPAR_012_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 maximum Height of Building and Floor Space Ratio (FSR) provisions for land at 55 Aird 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 proposal to be updated to propose an FSR consistent with the draft CBD Planning Proposal and apply a Height of Building (HOB) that responds to the existing and intended future built scale. I note that if the site were amalgamated, there would be justification to enable a higher FSR to apply to the site, and this would assist in delivering Council's vision for Parramatta CBD.

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.

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, currently being assessed by the Department for a Gateway determination.

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



Marcus Ray
Deputy Secretary
Planning Services

28/11/2017
Encl: Gateway determination