

Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_011_00): to alter the height of building and floor space ratio controls and introduce site-specific provisions at 20 Macquarie 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 (PLEP) 2011 to alter the height of building and floor space ratio controls and introduce site-specific provisions should proceed subject to the following conditions:

1. Prior to community consultation Council is to:
 - a. undertake consultation with the NSW State Emergency Service;
 - b. amend the proposal to:
 - i. include the proposed alteration to Clause 7.4 Sun Access specified under the Gateway determination for PP_2016_PARRA_015_00 to ensure no overshadowing occurs between 12pm and 2pm of the protected area of public domain within Parramatta Square (this is not intended as a site-specific control but will apply to all land affected by clause 7.4);
 - ii. address the Draft Greater Sydney Region Plan and the Revised Draft Central City District Plan;
 - iii. include a special provisions area map for the land; and
 - iv. update the project timeline consistent with Condition 5 below.
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. Council 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 Environment 2016).
3. Consultation is required with the following public authorities and agencies under section 56(2)(d) of the Act to comply with the requirements of relevant section 117 Directions:
 - Transport for NSW;
 - Roads and Maritime Services;
 - Office of Environment and Heritage – Heritage Division;
 - Office of Environment and Heritage; and
 - NSW State Emergency Service.




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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 time frame for completing the LEP is to be **nine 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