

## Gateway Determination

***Planning proposal (Department Ref: PP\_2017\_COPAR\_006\_00): to amend the height and floor space ratio and apply site-specific provisions to 12 Hassall 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 3.34(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 height and floor space ratio (FSR) and apply site-specific provisions to 12 Hassall Street, Parramatta should proceed subject to the following conditions:

1. Prior to community consultation, Council is to amend the planning proposal to:
  - (a) update the legal property description;
  - (b) address the Greater Sydney Region Plan and the Central City District Plan;
  - (c) assess the potential cumulative overshadowing impact on the northern section of the Harris Park West and Experiment Farm heritage conservation areas south of Una Street. This should include an assessment of the impact of the proposed height of building, any approved surrounding buildings and the proposed increase in FSR and height under the Parramatta CBD planning proposal (inclusive of additional FSR provisions). The results of this analysis may require the urban design outcomes for the site to be reviewed;
  - (d) subject to resolution of condition (c), expand the explanation of provisions to clearly articulate and/or identify:
    - i. that while the 14.5:1 FSR is inclusive of a design excellence bonus, the proposed development will be required to undergo a design excellence process in accordance with clause 7.10 of the Parramatta LEP 2011;
    - ii. the minimum 1:1 FSR commercial floor space is required to be provided within the 14:5:1 FSR;
    - iii. the uses that will be permissible in the non-residential floor space (i.e. community use and commercial premises);
    - iv. that the site will be subject to Clause 7.6 Airspace Operations; and
  - (e) include a provision requiring the application of a satisfactory arrangements clause to enable the funding of state infrastructure.

The amended planning proposal, supporting studies and related documentation are to be referred to the Department for endorsement prior to the commencement of community consultation.

2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal 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).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW;
  - Roads and Maritime Services;
  - Office of Environment and Heritage;
  - federal Department of Infrastructure and Regional Development; and
  - Civil Aviation Safety Authority.

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 3.34(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 **12 months** following the date of the Gateway determination.

Dated 16<sup>th</sup> day of October 2018.



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

Delegate of the Greater Sydney Commission