

Christine Gough
A/Director, Central River City (GPOP)
Department of Planning, Industry & Environment
GPO Box 39
Sydney NSW 2001

Our Reference	RZ/3/2018
Contact	Marko Rubcic
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6 September 2019

Dear Ms. Gough

**Request for a Gateway Determination – 163-165 George Street, Parramatta
(St Ioannis Greek Orthodox Church)**

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised that at its meeting of 12 August 2019, Council considered a report on the above Planning Proposal and resolved as follows:

- (a) **That** Council note the recommendation of the Local Planning Panel on 18 June 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council Officer recommendation.
- (b) **That** Council endorse the Planning Proposal at **Attachment 1** for land at 163-165 George and 1 Purchase Streets, Parramatta, which seeks to:
 - i. Amend the control on the Height of Buildings map from RL 14 metres to RL 21 metres, but only on the part of the site at which the proposed Cathedral is to be built;
 - ii. Insert a clause so that the Height of Buildings control on the site can be exceeded for the purposes of a steeple or similar, but only if the consent authority is satisfied that the heritage impact is acceptable and the height is no greater than RL 40m (allow a steeple up to RL 34m and cross upon it up to RL 40m); and
 - iii. Add car parking as an additional permitted use on the site.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request a Gateway determination be issued.
- (d) **That** Council advise the Department of Planning and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (e) **Further, that** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

Contact us:

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Please find enclosed the information required in accordance with the guidelines 'A Guide to Preparing Local Environmental Plans' together with Council's report on the matter.

Please be advised that additional technical studies will be submitted to the Department to assist with the assessment of this Planning Proposal. These technical studies will be forwarded to the Department shortly and will include:

- A Heritage Impact Assessment;
- Flood Study; and
- Preliminary Geotechnical Investigation.

Should you have any questions, please contact Council's Land Use Project Officer, Marko Rubcic on 9806 5864.

Regards,



Robert Cologna
Team Leader Land Use Planning