

Ms Sue Coleman
Acting Chief Executive Officer
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Dear Ms Coleman



Planning proposal PP_2018_COPAR_004_00 to amend Parramatta Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* in respect of the planning proposal to amend the maximum building height and floor space ratio controls that apply to land at 18-22A Hunter Street and 23-29 Macquarie Street, Parramatta.

I have carefully considered this planning proposal, and as delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed.

Due to its location in the foreground of the highly sensitive area in relation to Old Government House and Domain, I consider that the planning proposal has not provided sufficient evidence for the Department to determine that it would not adversely impact on the heritage values of Old Government House and Domain, as well as the state heritage items that form part of the site.

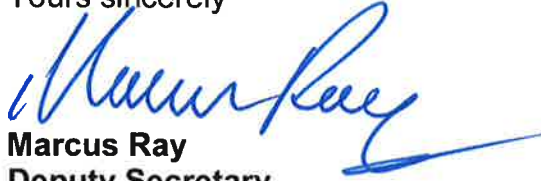
The Department considers that the existing controls in the Parramatta Local Environmental Plan 2011 and the conservation agreement are appropriate. The planning proposal has not demonstrated sufficient strategic merit to justify the substantial deviation from the existing planning controls that the proposal would entail.

Should the planning and development controls for the highly sensitive area need to be reviewed in the future, the Department recommends that this be done on a holistic basis, not on a piecemeal, site-specific basis to ensure the integrity of the heritage precinct is maintained.

I have also determined that the proposal is inconsistent with the Greater Sydney Region Plan and the Central City District Plan in relation to respecting and enhancing environmental heritage.

Should you have any enquiries about this matter, I have arranged for Ms Christine Gough of the Department of Planning and Environment's Sydney Region West team to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

10/01/2019

Encl: Gateway determination