

Gateway Determination

Planning proposal (Department Ref: PP_2018_COPAR_004_00): 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, the Deputy Secretary, Planning Services at the Department of Planning and Environment, as delegate of the Minister for Planning, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to alter the maximum building height and floor space ratio controls that apply to land at 18-22A Hunter Street and 23-29 Macquarie Street, Parramatta should not proceed for the following reasons:

1. The proposal has provided insufficient evidence to demonstrate that it would not have an impact on the heritage values of Old Government House and Domain, as well as the adjacent state heritage items;
2. The proposal has not demonstrated sufficient strategic merit to justify the substantial deviation from existing controls;
3. The proposal does not give effect to the Greater Sydney Region Plan and the Central City District Plan due to the inconsistencies with these plans; and
4. The proposal contains unresolved inconsistencies with the following section 9.1 Directions:
 - 2.3 Heritage Conservation;
 - 4.3 Flood Prone Land; and
 - 6.3 Site Specific Provisions.

Dated 10th day of January 2018. M.R.



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Minister for Planning