

Ms Sue Coleman
Interim Chief Executive Officer
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Dear Ms Coleman

Planning proposal PP_2018_COPAR_006_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 alter the height of building and floor space ratio controls at 2-6 Hassall Street, Parramatta.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 4.1 Acid Sulfate Soils and 6.3 Site Specific Provisions are justified in accordance with the terms of the Directions. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Department's Secretary to comply with the requirements of relevant section 9.1 Direction 2.3 Heritage Conservation. Council should ensure this occurs prior to the plan being made.


I have considered Council's request to be authorised as the local plan-making authority and I have determined not to issue authorisation as the site is located within land subject to the Parramatta CBD planning proposal, which is currently being assessed by the Department of Planning and Environment for a Gateway determination.

The amending local environmental plan (LEP) is to be finalised within nine months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Ms Christine Gough at the Department to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely


Stephen Murray
Executive Director, Regions
Planning Services

14 June 2019

Encl: Gateway determination