

Gateway Determination

Planning proposal (Department Ref: PP_2018_COPAR_006_00): to alter the height of building and floor space ratio controls at 2-6 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* that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to alter the height of building and floor space ratio controls at 2 -6 Hassall Street, Parramatta should proceed subject to the following conditions:

1. Prior to community consultation Council is to amend the planning proposal to:
 - a. identify that the planning proposal is capable of complying with section 9.1 Direction 6.3 Site Specific Provisions;
 - b. consider additional building height to enable a flexible approach to design outcomes and ensure the proposed maximum building height is consistent with the emerging character of Hassall Street and the broader Parramatta CBD; and
 - c. update the project timeline consistent with condition 5.
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 and / organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
 - Roads and Maritime Services;
 - Transport for NSW;
 - Office of Environment and Heritage – Heritage Division; and
 - Office of Environment and Heritage.

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.



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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 **9 months** following the date of the Gateway determination.
6. Given the nature of the planning proposal, Council should not be authorised to be the local plan-making authority to make this plan.

Dated *14th* day of *June* 2018.


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

Delegate of the Greater Sydney Commission