



Gateway Determination

Planning proposal (Department Ref: PP_2016_COPAR_005_00): to amend the height of building controls, apply a maximum gross floor area and a site specific provision for 153 Macquarie Street and Part 1A Civic Place, Parramatta.

I, the Executive Director, Regions, at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Parramatta Local Environmental Plan (LEP) 2011* to amend the height of building controls, apply a maximum gross floor area and a site specific provision for 153 Macquarie Street and Part 1A Civic Place, Parramatta should proceed subject to the following conditions:

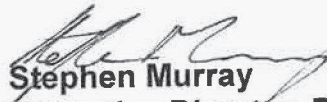
1. Prior to community consultation, Council is to:
 - (a) amend the Explanation of Provisions by removing the reference to clause 4.3 from point 1(2);
 - (b) amend the Explanation of Provisions by deleting 1(d) and replacing with "the development results in a building with a height or form such that it does not result in any additional overshadowing of Lancer Barracks or the protected area of Parramatta Square between 12noon and 2pm midwinter"; and
 - (c) include overshadowing diagrams from 10am to 4pm midwinter.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) Council 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 LEPs* (Department of Planning and Environment 2013).
3. Consultation is required with the following public authorities under section 56(2)(d) of the Act, as follows:
 - Office of Environment and Heritage - Heritage Division
 - Transport for NSW - Sydney Trains
 - Transport for NSW - Roads and Maritime Services
 - Telstra

- Sydney Water
- Endeavour Energy

Each public authority 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.

4. A public hearing is not required to be held into the matter by any person or body under section 56(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. Prior to submitting the proposal to the Department for finalisation, the proposal is to be reviewed, and amended where necessary, having regard to the mesoscopic modelling (and consultation with Transport for NSW and Roads and Maritime Services) undertaken for the Parramatta CBD planning proposal. This review should include confirmation of the appropriate site specific FSR in the context of the cumulative traffic impacts of increased FSR controls across the CBD.
6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Dated 20th day of February 2017


Stephen Murray
Executive Director, Regions
Planning Services

Delegate of the Greater Sydney Commission