



Mr G Dyer
Interim General Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Mr Dyer *Greg*

Alteration of Gateway determination – 122 Wigram Street, Harris Park

I refer to a Gateway review application lodged by the proponent to alter the Gateway determination for a proposal at 122 Wigram Street, Harris Park (PP_2016_PARRA_006_00) to enable an exemption from the FSR sliding scale provisions under clause 7.2 of *Parramatta Local Environmental Plan 2011*.

I have determined as the delegate of the Greater Sydney Commission, in accordance with section 56(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 17 June 2016, for 122 Wigram Street, Harris Park (PP_2016_PARRA_006_00). I enclose the Alteration of Gateway Determination for your attention.

After consideration of new evidence provided in support of the review application, the resolution of Council with regard to this matter and the findings of the independent review commissioned by Council, I have decided to alter the Gateway determination to enable a maximum FSR of 8:1.

It is considered that this decision does not set a precedent for adjacent sites within the heritage transitional area, given that this decision is consistent with the transitional FSR's indicated within Council's heritage study prepared for the Parramatta CBD Planning Proposal.

The assessment of this Gateway review has highlighted the need for more detailed investigation of appropriate transitional controls specific to individual heritage conservation areas, to support the Parramatta CBD Planning Proposal. Such an investigation could clarify the purpose of the controls, provide a suitable evidence based methodology and consider the potential cumulative impacts of development on the heritage values of affected conservation areas.

If you have any questions in relation to this matter, I have arranged for Ms Lillian Charlesworth, to assist you. Ms Charlesworth can be contacted on (02) 9860 1510.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

29/11/2016

Encl:

Alteration of Gateway Determination



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2016_PARRA_006_00)

I, the Deputy Secretary, Planning Services, as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 17 June 2016 for the proposed amendment to the *Parramatta Local Environmental Plan 2011* as follows:

1. Delete condition 1 (d) and replace with:
 - (d) Amend the Explanation of Provisions to delete point 2, remove reference to a value sharing mechanism and replace all references to an FSR of "10:1" with an FSR of "8:1".

Dated 29th day of November 2016

Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission