



Alteration of Gateway Determination

Planning Proposal (Department Ref: PP_2016_PARRA_002_00): to amend Parramatta Local Environmental Plan 2011 to apply a maximum permissible FSR of 10:1, enable a potential additional FSR of 3.5:1, and a maximum building height of part 12m and part 150m at land at 295 Church Street, Parramatta.

I, the Acting Executive Director, Regions at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(7) of the *Environmental Planning and Assessment Act 1979* (the Act) to alter the Gateway determination dated 17 June 2016 (as amended) for the proposed amendment to the *Parramatta Local Environmental Plan 2011* as follows:

1. Delete:

condition "7(b)"

and replace with:

a new condition 7(b)

"Prior to community consultation, Council is to amend the Planning Proposal to change the Explanation of Provisions to indicate a provision will require a maximum car parking rate in accordance with the Parramatta CBD Strategic Transport Study".

Dated 4 day of August 2017

**Anthea Sargeant
Acting Executive Director, Regions
Planning Services
Department of Planning and Environment**

Delegate of the Greater Sydney Commission