



Gateway Determination

Planning proposal (Department Ref: PP-2021-5178): to amend the Parramatta Local Environmental Plan 2011 to insert a site-specific provision which exempts land at 24 Parkes Street, 26-30 Parkes Street and 114-116 Harris Street from the FSR sliding scale.

I, the Executive Director, Central River City and Western Parkland City at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(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 Parramatta Local Environmental Plan 2011 to insert a site specific provision which exempts land at 24 Parkes Street, 26-30 Parkes Street and 114-116 Harris Street from the FSR sliding scale should not proceed for the following reasons:

1. The planning proposal does not demonstrate site specific merit as:
 - a) the planning proposal remains inconsistent with the following Section 9.1 Ministerial Directions, which require further resolution to comply:
 - Direction 2.3 Heritage Conservation;
 - Direction 4.3 Flooding; and
 - Direction 6.3 Site Specific Provisions.
 - b) The planning proposal is inconsistent with the following State Environmental Planning Policies:
 - SEPP 65 Design Quality of Residential Flat Buildings
2. The planning proposal is not accompanied by adequate required information to support the progression of the planning proposal.
3. The planning proposal does not justify the need for the proposed amendment nor sufficiently demonstrate the resulting FSR is appropriate.

Dated 21st day of October 2021.

A handwritten signature in black ink, appearing to read 'Catherine Van Laeren'.

21/10/2021

Catherine Van Laeren
Executive Director, Central River City and
Western Parkland City
Greater Sydney, Place and Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning and Public
Spaces