



Mr Brett Newman
Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Newman

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) received on 19 August 2021 for three sites on Harris Street, Parramatta. The planning proposal seeks to amend the Parramatta Local Environmental Plan 2011 to create a site-specific provision which exempts the subject sites from the FSR sliding scale.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should not proceed. While I acknowledge that the planning proposal demonstrates general strategic alignment with relevant State and local plans, the proposals does not demonstrate sufficient site-specific merit and is not accompanied by adequate required information to support the progression of the planning proposal.

I understand that the achievement of the objective for the site relies on controls identified for the site under the Parramatta CBD Planning Proposal. I note that the Department is working to finalise the CBD Planning Proposal and resolve any outstanding issues, which will ultimately establish the context and built form controls for the site.

I also note that the development schemes presented in the planning proposal seek reduced setbacks to achieve the maximum allowable FSR for the site under the CBD Planning Proposal. I note there are concerns that the planning proposal will not allow for the achievement of the requirements of SEPP 65 and the Apartment Design Guide, creating poor outcomes for amenity.

Should Council consider a revised planning proposal, it should be supported by a strong evidence base that thoroughly addresses the concerns raised by the Department of Planning, Industry and Environment. I encourage Council to consult with the Department early in preparing any new proposal.

If you have further questions, please contact Jazmin van Veen, Manager, Place and Infrastructure, Central (GPOP) at the Department, who can assist you on 9373 2877.

Yours sincerely



21/10/2021

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City