

Ms Sue Coleman
Acting Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2124

Dear Ms Coleman

Planning PP_2017_COPAR_006_00 to amend Parramatta Local Environmental Plan 2011

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) and additional information received on 25 May 2018 in respect of the planning proposal to amend the height and floor space ratio provisions and apply a site-specific clause to land at 12 Hassall Street, Parramatta.

As delegate of the Greater Sydney Commission, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, that the planning proposal's inconsistency with section 9.1 Direction 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Department of Planning and Environment's Secretary to comply with the requirements of relevant section 9.1 Directions 2.3 Heritage Conservation, 3.5 Development Near Licenced Aerodromes and 6.3 Site Specific Provisions. Council should ensure this occurs prior to the plan being made.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority due to the need to strategically coordinate planning proposals within the Parramatta CBD and to provide additional information to support the subject planning proposal proceeding to community consultation.

The Department notes the potential cumulative overshadowing impacts on the northern sections of the Harris Park West Heritage Conservation Area south of Una Street as a result of the subject proposal, together with other site-specific planning proposals and the intended outcomes within the Parramatta CBD planning proposal.


The Gateway determination requires that Council undertake further assessment to ensure the cumulative impacts of the proposed planning controls are understood at the plan-making stage, rather than deferring this issue to the development application stage where there is a reduced ability to consider cumulative impacts. The Department requires that any impact be understood before community consultation.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. The Department is willing to work with Council to resolve the issues raised above. Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Greater Sydney Commission may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Ms Christine Gough to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely

 16 October 2018
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway determination