



Professor Mary O’Kane AC
Chair
Independent Planning Commission
Level 3, 201 Elizabeth Street
SYDNEY NSW 2000

Dear Professor O’Kane

Request for Gateway determination review – PP_2020_COPAR_008_00

I am writing to advise that the Department of Planning, Industry and Environment has received a Gateway determination review request from the proponent for the abovementioned planning proposal.

The reason for the review is that a determination has been made that has imposed requirements (other than consultation requirements) or makes variations to the proposal that the proponent thinks should be reconsidered. Details of the planning proposal are summarised below:

Dept. Ref. No	GR-2021-4
LGA	Parramatta
LEP to be amended	Parramatta Local Environmental Plan 2011
Address/ location	355 and 375 Church Street, Parramatta
Proposal	<p>The planning proposal seeks to amend the development controls for land at 355 and 375 Church Street, Parramatta, by introducing a site-specific clause in the Parramatta Local Environmental Plan 2011 to include the following:</p> <ul style="list-style-type: none">• Amend the Special Provisions Area Map to identify the site;• Introduce a maximum height control with the maximum height to be determined by the proposed sun access plane to Prince Alfred Square which requires no overshadowing of the protected area of the Square between 12pm and 2pm in mid-winter;• Amend the Sun Access Protection Map to identify the portion of Prince Alfred Square subject to sun access protection;• Introduce a maximum FSR of 6.9:1, but only if the design excellence provisions within Clause 7.10 are satisfied at development application stage;• Enable an additional 5% FSR bonus (bringing the maximum FSR on the site to 7.2:1) if a high-performance building is provided; and• Specify maximum car parking rates for residential, commercial and take away food and drink premises that differ from those

	adopted in the Parramatta CBD in relation to take away food and drink premises.
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The Commission is requested to review the planning proposal and prepare advice concerning the merits of the review request. The advice should include a clear and concise recommendation to the Minister's delegate confirming whether, in its opinion, the Gateway determination issued on 13 November 2020 should be amended.

The advice and recommendation would usually be requested to be provided within 35 days of receipt of this letter and sent to the Department of Planning, Industry and Environment at Locked Bag 5022, Parramatta NSW 2124. It is understood that in the current pandemic conditions that you may not be able to meet this timeframe. It would be appreciated if you could contact the Department to discuss how this matter may progress.

The Department's justification assessment and recommendation report are enclosed and includes supporting attachments.

The Department's 'A guide to preparing local environmental plans' provides advice on procedures for the various stages in the independent review process. The guide is available on the Department's website at planning.nsw.gov.au/Plans-for-your-area/Local-Planning-and-Zoning/Resources.

Should you have any enquiries about this matter, I have arranged for Ms Christine Gough, Director, Central (GPOP), at the Department to assist you. Ms Gough can be contacted on 02 9860 1531.

Yours sincerely



17/03/2021

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

Encl: Department's justification assessment and recommendation report