

Gateway Determination

Planning Proposal (Department Ref: PP_2017_COPAR_012_00): to alter the height of building and floor space ratio controls at 55 Aird Street, Parramatta.

I, the Deputy Secretary, Planning Services at the Department of Planning and Environment as delegate of the Greater Sydney Commission, have determined under section 56(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Parramatta Local Environmental Plan (LEP) 2011 to alter the height of building and floor space ratio controls at 55 Aird Street, Parramatta should proceed subject to the following conditions:

1. Prior to community consultation, Council is to update the planning proposal to:
 - (a) include a maximum Height of Building control and remove clause 7.6 (Airspace Operations);
 - (b) amend the Floor Space Ratio map to provide a maximum FSR of 10:1;
 - (c) ensure the sliding scale provisions of Clause 7.2 of the Parramatta LEP apply to the subject site;
 - (d) require a minimum commercial floorspace FSR of 1:1 (included as part of the 10:1 FSR) but remove the reference to commercial floorspace incentives over an FSR of 1:1;
 - (e) remove the reference to High Performance Building Incentives;
 - (f) revise the Urban Design Report to reflect 1(a) – 1(e) above and the reduced car parking rates in accordance with Council's endorsed Strategic Transport Study for the Parramatta CBD (Council resolution on 10 April 2017).

Council is to submit the updated planning proposal to the Department for endorsement prior to community consultation.

2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of 28 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment 2016).
3. Consultation is required with Transport for NSW - Roads and Maritime Services under section 56(2)(d) of the Act.

Transport for NSW – Roads and Maritime Services is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 12 months following the date of the Gateway determination.

Dated *28th* day of *November* 2017.



Marcus Ray
Deputy Secretary
Planning Services
Department of Planning and Environment

Delegate of the Greater Sydney Commission