



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



Dear Professor O'Kane *Mary*

Request for Gateway review for 197 and 207 Church Street and 89 Marsden Street, Parramatta – PP_2016_PARRA_015_00

I am writing to advise that further to the Department of Planning and Environment's letter of 12 January 2018, the Department has received comments from City of Parramatta Council regarding the Gateway review request for the above site.

The proponent is seeking a review of conditions 1(c)(iii)–(v) of the Gateway determination issued on 13 July 2017, which relate to the requirement to amend the planning proposal so there is no additional overshadowing of the protected area of the public domain within Parramatta Square between 12pm and 2pm in midwinter.

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 Greater Sydney Commission confirming whether or not, in the opinion of the Commission, the above conditions should be retained.

The advice and recommendation should be provided within 28 days of the date of this letter and sent to Ms Christine Gough of the Department's Sydney Region West branch at christine.gough@planning.nsw.gov.au.

I enclose the Gateway determination, Council's comments and Gateway Review justification assessment to assist the Commission in its review of the planning proposal, noting that the documentation prepared by the proponent has previously been forwarded to the Commission.

The Department's *A guide to preparing local environmental plans* provides advice on procedures for the various stages of 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 questions in relation to this matter, please contact Ms Gough on 9860 1531.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

29/03/2018
Encl: Gateway determination; letter from City of Parramatta Council; Gateway Review Justification Report and Appendices