



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

Dear Professor

Mary

Request for Gateway review – PP_2017_COPAR_012_00

I am writing to advise that the Department of Planning and Environment has received a request for a review of the Gateway determination for the above planning proposal. The proposal seeks to amend the planning controls applying to 55 Aird Street, Parramatta to facilitate a 41-storey mixed-use development.

The proponent is seeking a review of condition 1 of the Gateway determination issued on 28 November 2017. This condition requires the planning proposal to be amended so the maximum permissible floor space ratio (FSR) on the subject site is 6.9:1, which is to be achieved through the sliding-scale provisions in the Parramatta Local Environmental Plan 2011. The proponent does not agree with this FSR and has requested that the site be exempted from the FSR sliding scale and that bonus incentives also apply for the provision of additional commercial floor space and high-performance buildings.

The Commission is requested to review the Gateway determination and conditions, and prepare advice concerning the merits of the request. The advice should include a clear and concise recommendation to the Greater Sydney Commission confirming whether, in the Commission's opinion, the above condition 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, the proponent's request, Council's comments and the Department's Gateway review justification report to assist the Commission in its review of the planning proposal.

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 Christine Gough on 9860 1531.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

17/08/2018

Encl: Gateway determination
Proponent review request
Council submission
Gateway review justification report