



Mr Rik Hart  
Acting Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

Dear Mr Hart

**Assessment of planning proposal PP\_2019\_COPAR\_002\_00 to amend  
Parramatta Local Environmental Plan 2011**

Thank you for your submission received 18 March 2019 regarding the request for a Gateway determination for a planning proposal for 18-40 Anderson Street, Parramatta.

The Department of Planning and Environment has undertaken an initial assessment of the planning proposal, urban design reference and attachments and has concerns regarding the inconsistencies between this planning proposal and the Parramatta CBD planning proposal, which was issued a Gateway determination in December 2018.

The Parramatta CBD planning proposal identified the need for the subject site to be zoned B3 Commercial Core, primarily due to flooding constraints. The general intent of the site was to be an extension of the Auto Alley precinct, largely consisting of commercial development.

While it is understood that further information has been prepared that may support a different land-use outcome on the site, the Department has concerns with the intent to make residential an additional permitted use, which may undermine the commercial zone and the CBD planning proposal.

The Department is willing to consider how this site may be best developed to deliver Council's vision for the CBD. However, in its current form the planning proposal, with the intention to provide an additional permitted use to the commercial core for residential purposes, will not be further processed. I encourage Council and the proponent to discuss a better way forward for this proposal so it aligns with the Parramatta CBD planning proposal and amend the documentation for submissions to the Department.

Should you have any enquiries about this matter, I have arranged for Ms Christine Gough of the Department's Sydney Region West team to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely

  
**Stephen Murray** 17 May 2019  
Executive Director, Regions  
Planning Services

