

Appendix 4d - Satisfying Gateway conditions in the Alteration to Gateway Determination (dated 27 July 2020) that relate to amending the Parramatta CBD Planning Proposal

DPIE Altered Gateway Conditions	Action	Supporting Study or analysis
1 Prior to public exhibition, Council is to amend the planning proposal to:		
1 (l) Delete Condition 1 (l) [Original Condition 1 (l) - prepare a mesoscopic model and integrated transport plan in consultation with Transport for NSW, Roads and Maritime Services, Parramatta Light Rail and Sydney Metro West, taking into account planned transport infrastructure improvements;]	Noted. See response to new Condition 7 below.	Not applicable – condition deleted. See response to new Condition 7 below.
(n) New Condition 1 (n): remove proposed drafting for high performing building clause and reflect the intent of proposed clause only.	Relevant sections of the Planning Proposal have been updated and the proposed clause - 7.6A High Performing Buildings has also been updated in Appendix 2a.	Not required.
(o) New Condition 1 (o): ensure protection of compensatory area of solar access at the eastern end of Parramatta Square at the Spring and Autumn equinox.	Relevant sections of the Planning Proposal have been updated and the proposed clause - 7.4 Sun access protection has also been updated in Appendix 2a.	Refer to the <i>Overshadowing in the Parramatta CBD Technical Paper</i> prepared by Council (updated in August 2020 to include a consideration of this condition, including additional analysis) – copy provided at Appendix 10a.
7 New Condition 7: Prior to finalisation, prepare a mesoscopic model and integrated transport plan in consultation with Transport for NSW, Parramatta Light Rail and Sydney Metro West, taking into account planned transport infrastructure improvements	<i>Strategic Transport Study</i> prepared and will be exhibited with the Planning Proposal (together with supporting Technical Papers). Work on a Mesoscopic Model and Integrated Transport Plan (ITP) has commenced and will be completed prior to finalisation of the Planning Proposal.	<i>Strategic Transport Study</i> by AECOM completed (together with supporting Technical Papers – refer to Appendix 13). Mesoscopic Model and ITP by Jacobs commenced – to be completed prior to finalisation of the Planning Proposal.