

29 October 2024

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City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Attention: Belinda Borg

Via email: bborg@cityofparramatta.nsw.gov.au

Dear David,

RESPONSE TO GATEWAY DETERMINATION PP-2023-1918 53 – 61 RAWSON STREET, EPPING

This letter has been prepared by Mecone Group on behalf of Oakstand C/- Canjs Pty Ltd (the **proponent**) in relation to the planning proposal at 53-61 Rawson Street, Epping (PP-2023-1918).

The purpose of this letter is to provide an update on the response to the Gateway Conditions contained in the Gateway Determination issued by the Department of Planning, Housing and Infrastructure on 10 September 2024.

The Gateway Determination included conditions relating to public exhibition, consultation with public authorities and government agencies and matters to be addressed and resolved in the planning proposal prior to finalisation.

In particular, the Gateway Determination includes the following condition:

1. *Prior to finalisation:*
 - a) *the planning proposal is to be revised to address Ministerial Direction 4.1 Flooding and provide a revised flood impact assessment in response to consultation with NSW Department of Climate Change, Energy, the Environment and Water and State Emergency Service. Consideration should be given to the recommendations of the 2022 NSW Flood Inquiry and the NSW Flood Risk Management Manual 2023.*
 - b) *Council is to ensure an appropriate mechanism is identified which facilitates the intended urban design outcomes, including the provision of publicly accessible open space.*

We understand that Parramatta City Council will be consulting with the State Emergency Service (SES) and NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) as part of the agency consultation required by the Gateway Determination. In advance of this consultation, GRC Hydro (the proponent's flooding consultant) has issued the Flood Impact Assessment report commissioned as part of the preparation of the planning proposal to the SES for comment.

To address Condition 1 (a):

- We note the Department of Planning, Housing and Infrastructure's assessment that consistency with Ministerial Directions 4.1 Flooding is unresolved. The Ministerial Directions make provision for planning proposals to be inconsistent with the direction, if the planning proposal is supported by a flood impact and risk assessment accepted by the relevant planning authority. It is considered that this requirement has been met through the preparation of the Flood Impact Assessment conducted by GRC Hydro to assess the flooding implications of the proposal. Further consultation on this report will be undertaken as requested in the Gateway conditions.
- Following Council's consultation with the SES and DCCEEW, and receipt of the written responses, the proponent team will review the comments received and address these in an updated planning proposal to be submitted for finalisation of the Planning Proposal. This will include clarification regarding the shelter in place and evacuation strategy, considering the feedback provided by SES.



To address Condition 1(b):

- This condition will be addressed through an amendment to the proposed site-specific Development Control and the registration of covenants for public access on title.

We hope the above information clarifies and confirms the actions have and are being taken to address the Gateway Conditions. Revision of the planning proposal will be undertaken post-exhibition once the formal responses from the SES and DCCEW are available. We will continue to work with Council during this period.

Kind regards

Adam Coburn
Managing Director