



Mr Brett Newman
Chief Executive Officer
City of Parramatta
PO BOX 32
PARRAMATTA NSW 2124


Dear Mr Newman

Planning proposal PP_2020_COPAR_001_00– Alteration of Gateway Determination

I refer to City of Parramatta Council's request for an extension to the timeframe to complete planning proposal PP_2020_COPAR_001_00 to amend the planning controls for the St Johns Cathedral site at 195 Church Street, 65-79 Macquarie Street and 38 and 41-45 Hunter Street, Parramatta.

I note Gateway determination was issued for this proposal on 8 September 2020 which conditioned that the proposal be completed within 12 months. I understand delays to progressing the proposal to public exhibition have occurred while the supporting planning agreement and site specific development control plan have been negotiated. The planning agreement is required to secure the public benefits which support the proposal.

I acknowledge that progress has been made towards resolving these outstanding matters and Council anticipates reporting these matters in the new year, allowing for exhibition to follow. I also understand the proponent has committed to the draft planning agreement to allow for exhibition.

I have therefore determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 8 September 2020 for PP_2020_COPAR_001_00 (since altered). The Alteration of Gateway determination is enclosed.

The NSW Government is committed to reforming the planning system to be more streamlined and simplified in order to help unlock productivity by creating jobs and supporting on-going economic recovery. A key part of the reform program involves reducing the end to end timeframe for rezoning proposals. Successful achievement of target reductions across the state will result in funding towards improving planning outcomes.

In light of this, I have outlined an additional condition requiring Council to commence exhibition by 28 February 2022. Should Council not meet this timeframe, or the proposal be further delayed, consideration will be given for whether it should proceed. I also note that further extensions for this proposal are unlikely to be granted except in exceptional circumstances.

If you have any questions in relation to this matter, I have arranged for Jazmin van Veen to assist you on 9373 2877.

Yours sincerely



10 November 2021

Brett Whitworth
Group Deputy Secretary
Planning Delivery and Local Government

Encl: Alteration of Gateway Determination