

IRF21/1029

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

Dear Mr Newman

**Alteration of Gateway determinations for various planning proposals**

I refer to Council's emails seeking an extension of time to complete the following planning proposals 135 George St and 118 Harris St, Parramatta (PP\_2020\_COPAR\_002\_01); and 163-165 George Street, Parramatta (PP\_2019\_COPAR\_012\_01).

I have 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 determinations for these two planning proposals by extending the timeframes for their completion. The Alteration of Gateway determination documents are 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.

I have therefore outlined additional conditions requiring Council to meet milestones in the plan making process by certain dates. Should Council not meet these timeframes or the proposals be further delayed, consideration will be given for whether they should proceed. I also note that further extensions for these proposals are unlikely to be granted except in exceptional circumstances.

I also note that the site-specific planning proposal for 135 George Street and 118 Harris Street, Parramatta (Albion Hotel) is generally consistent with the Parramatta CBD planning proposal. While the Department supports the progression of the site-specific planning proposal at this time, Council should consider whether the site-specific planning proposal should progress if the CBD planning proposal will deliver the same planning outcomes. This consideration should occur when there is greater certainty regarding the CBD planning proposal outcomes and timeframe and the Department will liaise with you further on this matter.

If you have any questions in relation to this matter, I have arranged for Mr Georgie Gilmour to assist you. Mr Gilmour can be contacted on (02) 8289 6790.

Yours sincerely



26 April 2021

**Christine Gough**  
**Director, Central (GPOP)**  
**Central River City and Western Parkland City**  
**Department of Planning, Industry and Environment**

Encl: Alterations of Gateway Determination