



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

Dear Mr Newman

**Planning proposal PP\_2019\_COPAR\_002\_00 – Alteration of Gateway  
Determination and amendment to the CBD Planning Proposal**

I refer to the planning proposal PP\_2019\_COPAR\_002\_00 to amend planning controls and rezone land at 18-40 Anderson Street, Parramatta.

A Gateway determination for this proposal was issued on 3 October 2019 and a 12 month timeframe for finalisation was provided. Council considered the results of the public exhibition and resolved to endorse the proposal for finalisation on 26 October 2020.

I note Council also resolved not to submit the proposal for finalisation until a planning agreement was in place to deliver the required public benefit for the proposal. I understand that a legal matter has prevented the proponent from executing the planning agreement.

The Department of Planning, Industry and Environment (the Department) has written to Council on multiple occasions outlining that the proposal is required to be finalised by 30 June 2021. I understand that the legal matter is ongoing, and there is no clear timeframe for resolution of this matter and therefore public benefit cannot be delivered as envisaged.

In light of the above, 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 determination dated 3 October 2019 for PP\_2019\_COPAR\_002\_00 so it does not proceed as a site-specific proposal. The Alteration of Gateway determination is enclosed.

I have also 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 13 December 2018 for Council's Parramatta CBD Planning Proposal PP\_2017\_COPAR\_002\_03 to require further consideration for the planning outcome for this site prior to finalisation. There is no requirement for Council to amend the CBD planning proposal to reflect this outcome at this point in time. The merits and impacts of any post exhibition amendments will be considered

as part of the finalisation process. The Alteration of Gateway determination is enclosed.

As you are aware, the Department is committed to reorientating the planning system so that there is a focus on strategic planning, which will then lead to a more streamlined planning system and the ability to reduce timeframes for the consideration of planning proposals. This action has been taken with regard to the subject planning proposal to provide a streamlined approach to the finalisation process, while allowing ongoing legal proceedings to be finalised.

I encourage the proponent and Council to continue discussions once the legal matter is concluded to resolve the delivery mechanism for public benefit required to support the site-specific proposal, noting that this must be done prior to the finalisation of the CBD Planning Proposal to provide the ability for the site-specific planning proposal outcomes to be considered further. No further extensions will be granted.

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

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Amanda Harvey', with a large, elegant flourish at the end.

**Amanda Harvey 25 June 2021**  
**A/Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**

Encl: Alterations of Gateway Determination