



PP_2018_COPAR_008_00/IRF18/3154

Ms Rik Hart
Acting Chief Executive Officer
City of Parramatta
PO BOX 32
PARRAMATTA NSW 2124

Dear Mr Hart

Planning proposal PP_2018_COPAR_008_00 to amend Parramatta Local Environmental Plan 2011.

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 6 August 2018 in respect of the planning proposal to enable a high-density mixed-use development at 286-300 Church Street, Parramatta.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

The subject site and planning proposal has the potential to prevent 302 Church Street from being able to be developed to its full potential in the future. Based upon this, the Gateway determination has been conditioned to require the amendment of the planning proposal to include 302 Church Street in the concept and all accompanying reports and plans are to be amended based upon this requirement.

The Gateway conditions require consideration of the CBD Planning Proposal and amendment to the planning proposal where required to ensure consistency. The relevance of this condition is to ensure that the podium FSR, heights and setbacks are considered to minimise impacts upon the heritage significance of Church Street.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistency with section 9.1 Direction 4.1 Acid Sulfate Soils is justified in accordance with the terms of the Direction. No further approval is required in relation to this Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Directions 2.3 Heritage, 3.5 Development near Licensed Aerodromes and 4.3 Flood Prone Land. Council should ensure this occurs prior to plan being made.

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I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be authorised as the local plan-making authority due to the importance of the Parramatta CBD in a regional context and the need to coordinate several site-specific planning proposals with the broader Parramatta CBD planning proposal.

The amending local environmental plan (LEP) is to be finalised within 18 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any further enquiries about this matter, I have arranged for Mr Simon Turner to assist you. Mr Turner can be contacted on 8837 6376.

Yours sincerely

 3 May 2019
Stephen Murray
Executive Director, Regions
Planning Services

Encl: Gateway determination