



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

Dear Mr Newman,

Planning proposal PP_2020_COPAR_007_00 to amend the 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) in respect of the planning proposal to amend the height of building, floor space ratio and inclusion of site specific provisions to facilitate mixed use development at 114-116 Harris Street, Harris Park.

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.

As the site is located within the area covered by a potential Special Infrastructure Contribution plan could Council please request the proponent to initiate discussions with the Department. I would also appreciate if Council could raise the matter of State infrastructure needs generated by the proposal when consulting State Agencies and forward these submissions to the Department to assist in discussion with the proponent.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 4.1 Acid Sulfate Soils and 6.3 Site Specific Provisions are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

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 Conservation, 4.3 Flood Prone Land and 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. Council should ensure this occurs prior to the plan being made.

Prior to the plan being made, Council is to ensure that there is consistency between this planning proposal and the Parramatta CBD Planning Proposal. It is also requested that given the CBD Planning Proposal is now on exhibition, that Council

consider whether to continue to pursue site-specific planning proposals within the CBD where they are consistent with the outcomes in the CBD planning proposal to avoid duplication of processes.

The amending local environmental plan (LEP) is to be finalised within 9 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, Industry 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 enquiries about this matter, I have arranged for Ms Jazmin van Veen to assist you. Ms van Veen can be contacted on 9373 2877.

Yours sincerely



29/09/2020

Christine Gough
Director, Central (GPOP)
Central River City and Western Parkland City

Encl: Gateway determination