

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

Dear Mr Hart

Planning proposal PP_2019_COPAR_003_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) in respect of the planning proposal to amend PLEP 2011 to alter height of building and floor space ratio controls and insert site-specific clauses for 10 Valentine Avenue, Parramatta (Lot 2 DP 1119257).

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.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions, 4.1 Acid Sulfate Soils, 4.3 Flood Prone Land, and 6.3 Site Specific Provisions are of minor significance. No further approval is required in relation to these Directions.

I have considered the nature of Council's planning proposal and have conditioned the Gateway for Council to be authorised as the local plan-making authority.

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 to draft and finalise the LEP should be made directly to Parliamentary Counsel's Office 6 weeks prior to the projected publication date. A copy of the request should be forwarded to the Department of Planning and Environment for administrative purposes.

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 Ms Christine Gough at the Department to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region West
Planning Services

29/5/2019

Encl: Gateway determination