

Mr Rik Hart
Acting CEO
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Attn: Michael Rogers

Dear Mr Hart

Planning proposal PP_2019_COPAR_001_00 to amend Parramatta Local Environmental Plan (LEP) 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 height of building controls as applicable to 14-38 Cowper Street, 5 and 5A Rowell Street and 21-41 East Street, Granville.

As delegate of the Minister for Planning, I have now determined the planning proposal should proceed subject to the conditions in the attached Gateway determination.

Please note that Council will need to obtain the agreement of the Department's Secretary to comply with section 9.1 Direction 7.3 Parramatta Road Corridor Urban Transformation Strategy prior to finalisation.

I have considered the nature of this planning proposal and have decided not to issue Council with plan-making authority.

The proposal will need to be finalised within 12 months of the date of the Gateway determination.

Council's request for the Department to draft and finalise the LEP should be made eight weeks prior to the projected publication date. Therefore, Council should aim to commence the exhibition of the planning proposal as soon as possible.

Should you have any further enquiries about this matter, I have arranged for Ms Rita Hatem, Student Planning Officer in Sydney Region West, to assist you. Ms Hatem can be contacted on 9860 1534.

Yours sincerely



Ann-Maree Carruthers
Director, Sydney Region
Planning Services

15/4/2019

Encl: Gateway determination