



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

Dear Mr Newman,

Planning proposal PP_2020_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) in respect of the planning proposal to introduce an incentive building height and floor space ratio controls and site-specific provisions for land at 355 and 375 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. This includes a requirement that the proposed maximum car parking rates for take away food and drink premises be removed to ensure consistency with the Parramatta CBD Planning Proposal. It also requires that land at 383 Church Street be included in the planning proposal and for the outcomes for this site to be the same as those within the CBD Planning Proposal.

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 and 6.3 Site Specific Provisions Land are of minor significance and 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, 2.6 Remediation of 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.

As the site is located within the area covered by a potential Special Infrastructure Contribution plan, I ask that 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.

The amending local environmental plan (LEP) is to be finalised within twelve months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible.

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 Amruta Kumbhari to assist you. Ms Kumbhari can be contacted on 9995 5804.

Yours sincerely



13/11/2020

Catherine Van Laeren
Executive Director
Central River City and Western Parkland City

Encl: Gateway determination