



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

Dear Mr Newman

Planning proposal PP_2019_COPAR_018_00 to establish a new City of Parramatta Local Environmental Plan

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 establish a new Local Environmental Plan for the City of Parramatta LGA. I note that this planning proposal is the first stage to giving effect to your LSPS.

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 1.2 Rural Zones, 3.2 Caravan Parks and Manufactured Home Estates, 4.4 Acid Sulfate Soils, 6.2 Reserving Land for Public Purposes; 6.3 Site Specific Provisions, 7.3 Parramatta Road Corridor Urban Transformation Strategy and 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan are justified in accordance with the terms of the Directions.

In relation to section 9.1 Direction 6.2 Reserving Land for Public Purposes, I have agreed to the reduction of land for public purposes on the basis that this land is not considered appropriate for public open space and would not add value to the existing reserve. 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 3.1 Residential Zones and 4.4 Planning for Bushfire Protection. As required by Direction 4.4 Planning for Bushfire Protection the Gateway includes a condition requiring that Council consults the Rural Fire Service prior to exhibition of the Plan. Having regard to the timeframe for finalisation of the Plan please contact the Department if you require assistance with this consultation.

I have determined not to condition the Gateway for Council to be the local plan-making authority given the nature of the planning proposal and the need to seek the Governor's approval.

Council is required to submit the planning proposal to the Department for finalisation prior to 30 June 2020. 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 before the required 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



16/04/20

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

Encl: Gateway determination