

Mr Mark Girgis
NSW Development Director
Landream
by email: acoburn@mecone.com.au

Attention: Adam Coburn

Dear Mr Girgis

**Planning proposal PP_2019_COPAR_002_00 – Alteration of Gateway
Determination and amendment to the CBD Planning Proposal**

I refer to the planning proposal PP_2019_COPAR_002_00 to amend planning controls and rezone land at 18-40 Anderson Street, Parramatta.

A Gateway determination for this proposal was issued on 3 October 2019 and a 12 month timeframe for finalisation was provided. Council considered the results of the public exhibition and resolved to endorse the proposal for finalisation on 26 October 2020.

I note Council also resolved not to submit the proposal for finalisation until a planning agreement was in place to deliver the required public benefit for the proposal. I understand that a legal matter has prevented Landream from executing the planning agreement and that legal proceedings are ongoing.

The Department of Planning, Industry and Environment (the Department) has written to Council on multiple occasions outlining that the proposal is required to be finalised by 30 June 2021. I understand that as the legal matter is ongoing, the public benefit associated with the planning proposal cannot currently be delivered.

In light of the above, I have determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 3 October 2019 for PP_2019_COPAR_002_00 so it does not proceed as a site-specific planning proposal. The Alteration of Gateway determination is enclosed.

I have also determined as the delegate of the Minister, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 13 December 2018 for Council's Parramatta CBD Planning Proposal PP_2017_COPAR_002_03 (CBD PP) to require further consideration of the planning outcomes exhibited under the site-specific PP for 18-40 Anderson Street as part of the CBD Planning Proposal. The merits and impacts of any post exhibition amendments will be considered as part of the finalisation process for the CBD Planning Proposal. The Alteration of Gateway determination is enclosed.

As you are aware, the Department is committed to reorientating the planning system so that there is a focus on strategic planning, which will then lead to a more streamlined planning system and the ability to reduce timeframes for the consideration of planning proposals.

I encourage Landream and Council to continue discussions once the legal matter is concluded to resolve the delivery mechanism for public benefit required to support the proposal.

If you have any questions in relation to this matter, I have arranged for Christine Gough to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely



Amanda Harvey 25 June 2021
A/Deputy Secretary
Greater Sydney, Place and Infrastructure

Encl: Alterations of Gateway Determination