



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

Dear Mr Newman

**Planning proposal PP\_2020\_COPAR\_004\_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 rezone various parts of land and amend floor space ratio controls for Lennox Bridge Car Park site in 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.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 1.1 Business and Industrial Zones, 2.3 Heritage Conservation, 4.1 Acid Sulfate Soils and 4.3 Flood Prone Land are justified in accordance with the terms of the Direction.

I have conditioned the Gateway to require that Council finalise the mechanism for the delivery of the land proposed to be rezoned to RE1 Public Recreation into Council ownership prior to (or concurrent with) the finalisation of the plan to ensure that the proposal satisfies the requirements of 9.1 Direction 6.2 Reserving Land for Public Purposes.

I have considered the nature of Council's planning proposal and have determined not to condition the Gateway for Council to be the local plan-making authority as Council has previously had an interest in the site.

The amending local environmental plan (LEP) is to be finalised within nine 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 for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication 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 Nava Maghami to assist you. Ms Maghami can be contacted on 9860 1503.

Yours sincerely



27/8/2020

**Christine Gough**  
**Director, Central (GPOP)**  
**Central River City and Western Parkland City**

Encl: Gateway determination