



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

Dear Mr Newman

Planning proposal PP_2016_PARRA_015_01 – Alteration of Gateway Determination

I refer to Council's revised planning proposal (PP_2016_PARRA_015_01) and Gateway Alteration request for land at 197 and 207 Church Street and 89 Marsden Street.

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 13 July 2017 for PP_2016_PARRA_015_01. The Alteration of Gateway determination is enclosed.

I note that Council requested the removal of a condition which seeks to require Satisfactory Arrangements Clause (SAC) be applied. I have determined not to support this component of Council's request. Council has not provided sufficient justification for the removal of this condition and its inclusion is necessary to support the provision of State Infrastructure within the growing Parramatta CBD.

I acknowledge the addition of sun access controls for Parramatta Square in the Parramatta LEP 2011 has made the condition of the relevant Gateway determination requiring its introduction redundant. The planning proposal must continue to ensure compliance with these controls, as the protection of this key open space area is an important component to the delivery of Parramatta Square.

I note that Council is yet to request the Department's endorsement of the revised planning proposal which is required prior to public exhibition. Council should ensure that the amended proposal clearly articulates the revised building height and FSR controls sought. These details should be set out upfront in the proposal document.

If you have any questions in relation to this matter, I have arranged for Ms Jazmin van Veen to assist you. Ms van Veen can be contacted on 9373 2877.

Yours sincerely

29/07/20

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

Encl: Alteration of Gateway Determination