



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

Dear Mr Newman,

Planning proposal PP_2019_COPAR_011_00 to amend Auburn Local Environmental Plan 2010

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) and additional mapping and information received on 16 December 2019 and 26 February 2020 in respect of the planning proposal to facilitate an alternative distribution of the 188,800m² gross floor area for 14-16 Hill Road Wentworth Point.

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 3.1 Residential Zones, 4.1 Acid Sulfate Soils 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 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 2.1 Environmental Zones and 3.4 Integrating Transport and Land Use. Council should address this in the planning proposal prior to public exhibition.

I have considered the nature of the planning proposal and have determined not to condition the Gateway for Council to be the local plan-making authority as the proposal may have an impact on the potential light rail project by State government.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as practical. 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 Mr Frankie Liang to assist you. Mr Liang can be contacted on 8289 6671

Yours sincerely



31/03/20

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

Encl: Gateway determination