



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

Dear Mr Newman

**Planning proposal PP\_2016\_PARRA\_012\_01 – Alteration of Gateway Determination**

I refer to planning proposal PP\_2016\_PARRA\_012\_01 to amend planning controls at 66 Phillip Street, Parramatta.

I note that Gateway determination for this matter was issued in 2016 and required amendment to the proposal prior to public exhibition. I understand that despite the time elapsed, Council and the proponent have not reached agreement on an amended proposal to allow exhibition to occur and that the proponent no longer has the ability to request a Gateway review from the Independent Planning Commission.

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.

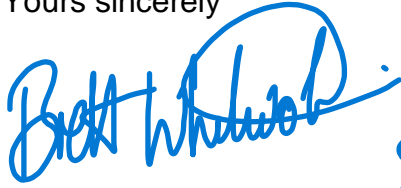
The Department wrote to Council on 23 October 2020 seeking that this matter be withdrawn given the Gateway determination has lapsed and no further Gateway extensions will be granted. It was also noted that the site-specific planning proposal outcomes can largely be delivered through the Parramatta CBD Planning Proposal which has now completed exhibition and provides a strategic focus with holistic planning outcomes in the Parramatta CBD.

I have now determined, as the delegate of the Minister for Planning and Public Spaces, in accordance with section 3.34(7) of the *Environmental Planning and Assessment Act 1979*, to alter the Gateway determination dated 17 June 2016 for PP\_2016\_PARRA\_012\_01 so it does not proceed. The Alteration of Gateway determination is enclosed.

I understand that an alternative scheme is being sought by the proponent that proposes development uplift that exceeds the proposed outcomes in the Parramatta CBD Planning Proposal. If Council support this proposed alternative scheme and consider it has strategic and site-specific merit, then a new planning proposal could be considered by Council.

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



20 November 2020

**Brett Whitworth**  
**Deputy Secretary**  
**Greater Sydney, Place and Infrastructure**

Encl: Alteration of Gateway determination