

# Department of Planning, Housing and Infrastructure



Our ref: IRF25/635

Ms Gail Connolly  
Chief Executive Officer  
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

26<sup>th</sup> March 2025

**Subject: Planning proposal PP-2022-4283 to amend Parramatta Local Environmental Plan 2023**

Dear Ms Connolly

I am writing to inform you of the outcome of the planning proposal for land at 31 O'Connell Street and 9 Albert Street, North Parramatta to increase height and FSR to facilitate a mixed-use development.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Due to the planning proposal being the subject of a rezoning review, the Minister for Planning and Public Spaces, or their delegate, is the local plan-making authority. The proposed local environmental plan is to be finalised on or before 10 April 2026.

I encourage Council and the proponent to continue working towards a suitable arrangement for the five dedicated affordable housing units, the drafting of a site specific DCP, and the site through link identified for public purposes.

Should you have any enquiries about this matter, I have arranged for Clay Logan to assist you, he can be contacted on 6650 7158.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'D Thompson'.

Dan Thompson  
**Acting Executive Director**  
**Local Planning & Council Support**

Encl: Gateway determination