

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

Our ref: IRF24/2099

via email: Felicity Roberts froberts@cityofparramatta.nsw.gov.au

Dear Ms Connolly

Planning proposal PP-2023-1918 to amend Parramatta Local Environmental Plan 2023 for 53-61 Rawson Street, Epping

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 25 July 2024 in respect of the planning proposal to amend the *Parramatta Local Environmental Plan 2023* for the site at 53-61 Rawson Street, Epping.

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.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with an applicable direction of the Minister under section 9.1 of the Act - Direction 1.4 Site Specific Provisions - is justified in accordance with the terms of the Direction.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act in relation to Direction 4.1 Flooding. Council should ensure this occurs prior to the LEP being made.

Broader transport impacts associated with the cumulative impact of development across the Epping town centre may need to be separately investigated and addressed at a precinct level. A precinct level transport plan for the town centre would identify the required transport infrastructure and travel demand strategies (for example higher maximum car parking rates) to sustainably support the cumulative growth of Epping Town Centre. This would reduce the need for piecemeal transport assessments with each rezoning proposal.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal.

Council should aim to commence the exhibition of the planning proposal as soon as possible. Should Council seek to make a proposed LEP, the request to draft the LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the LEP is projected to be made. The relevant Department of Planning, Housing and Infrastructure team contact should be copied into the request. The request must include the drafting instruction template, planning proposal and gateway determination.

The proposed local environmental plan (LEP) is to be finalised by 10 October 2025.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Peter Pham to assist you. Mr Pham can be contacted on 02 9860 1593.

Yours sincerely



Rukshan De Silva
A/Director
Local Planning (Central, West and South)
Planning, Land Use Strategy, Housing and Infrastructure

10/09/2024

Encl: Gateway determination