



## Department of Planning, Housing and Infrastructure

Our ref: IRF24/1583

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

via email: Felicity Roberts <[froberts@cityofparramatta.nsw.gov.au](mailto:froberts@cityofparramatta.nsw.gov.au)>

Dear Ms Connolly

### **Planning proposal PP-2024-1285 to amend Parramatta Local Environmental Plan 2023 for 124 Wigram Street, Harris Park**

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) received on 13 June 2024, which seeks to increase the Height of Building (HOB) controls at 124 Wigram Street, Harris Park.

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 applicable directions of the Minister under section 9.1 of the EP&A Act Direction 4.5 Acid Sulfate Soils are 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 direction of the Minister under section 9.1 of the EP&A Act Direction 4.1 Flooding. Council should ensure this occurs prior to the LEP being made.

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.

The proposed local environmental plan (LEP) is to be finalised on or before 9 May 2025. Parliamentary Counsel's Office is not responsible for the drafting of map-only amendments to LEPs. Requests for legal drafting for map-only amendments must instead be sent to [mapinstrument.drafting@dpie.nsw.gov.au](mailto:mapinstrument.drafting@dpie.nsw.gov.au). 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 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 Jorge Alvarez to assist you. Mr Alvarez can be contacted on 02 9995 5748.

Yours sincerely



**Rukshan de Silva**  
**A/Director Local Planning (Metro Central, West & South)**  
**Local Planning & Council Support**  
**Department of Planning, Infrastructure and Housing**

Encl:

- Gateway determination
- Timeframes Guidance