



Department of Planning, Housing and Infrastructure

Our ref: IRF24/2162

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

Dear Ms Connolly

Planning proposal PP-2024-1406 to amend the Parramatta Local Environmental Plan 2023

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 (EP&A Act) which seeks to amend planning controls relating to the Parramatta CBD.

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 4.1 Flooding, 4.5 Acid Sulfate Soils, 6.1 Residential Zones are justified in accordance with the terms of the Direction.

The proposed local environmental plan (LEP) is to be finalised on or before 30 July 2025. 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 proposed LEP should be made directly to Parliamentary Counsel's Office well in advance of the date the proposed LEP is projected to be made. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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

Yours sincerely

Rukshan de Silva
Director, Local Planning and Council Support
Planning, Land Use Strategy, Housing, and Infrastructure

Encl: Gateway determination

Guidance on maximum Benchmark Timeframes for planning proposals

The NSW Government is committed to reducing the time taken to assess planning proposals. The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning and Environment, 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. The Minister may appoint an alternate planning proposal authority if Council does not meet these timeframes.

Stage	Maximum Benchmark Timeframes (working days)			
	Basic	Standard	Complex	Principal
Stage 1 – Pre-lodgement	30 days	50 days	60 days	20-30 days
Stage 2 – Planning Proposal	80 days	95 days	120 days	40 days
Stage 3 – Gateway determination	25 days	25 days	45 days	45 days
Stage 4 – Post-Gateway	20 days	50 days	70 days	160 days
Stage 5 – Public Exhibition & Assessment	70 days	95 days	115 days	95 days
Stage 6 – Finalisation	25 days	55 days	70 days	80 days
Sub-total (Department target)	140 working days	225 working days	300 working days	380 working days
Total (end to end)	220 days	320 days	420 days	420 days

Note: Department target of 380 working days is measured from Stage 3 – Stage 6 (inclusive).

Planning proposal PP-2024-1406 is categorised as a Standard proposal as described in the Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023).

To ensure your planning proposal is finalised by 30/07/2025 and meets the benchmarks timeframes for a Standard proposal we recommend the following milestones:

Community consultation should start: 4 December 2024

Post exhibition report back to Council: 5 May 2025

Submit for GIS and legal drafting: 10 June 2025

LEP completion: 30 July 2025

Please contact the Department as soon as possible in the event that unexpected delays occur that may impact timing, so that assistance to meet these timeframes can be discussed.