

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

Via email: ispinks@cityofparramatta.nsw.gov.au

04 March 2025

Subject: Planning Proposal PP-2024-2057 to amend Parramatta Local Environmental Plan 2023

Dear Ms Connolly

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 20 December 2024 which seeks to increase the height of buildings (HOB) and floor space ratio (FSR) controls, amend site-specific controls under Clause 7.29 and allow additional permitted uses for land at 57-83 Church Street, Parramatta.

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 Act Directions 1.4 Site Specific Provisions, 4.5 Acid Sulfate Soils, and 7.1 Employment Zones 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 the relevant applicable direction of the Minister under section 9.1 of the Act Direction 4.1 Flooding. Council should ensure this occurs prior to the Local Environmental Plan (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 13 March 2026. 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. A copy of the request should be forwarded to the Department of Planning, Housing and Infrastructure.

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 Mr Clay Logan to assist you. Mr Logan can be contacted on 6650 7158.

Sincerely,



Tina Chappell
Director Local Planning (Central, West and South)
Local Planning & Council Support

Encl: Gateway determination