



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

Dear Ms Connolly

Planning proposal PP-2024-381 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* (the Act) received on 17 September 2024 which seeks to increase the Height of Buildings (HOB) and Floor Space Ratio (FSR) controls and remove the application of site-specific HOB and FSR bonus controls in Clause 7.28A for land at 90-94 Phillip 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 Direction 4.5 Acid Sulfate Soils 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 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 28 November 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 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 Holly Villella to assist you, she can be contacted on 02 9860 1477.

Yours sincerely



16/12/2024

Peter Pham
A/Director, Local Planning (Central, West and South)
Local Planning and Council Support
Planning, Land Use Strategy, Housing, and Infrastructure

Encl: Gateway determination and Timeframe Guidance