



Brett Newman
Chief Executive Officer
City of Parramatta
PO Box 32
PARRAMATTA NSW 2124

Dear Mr Newman

Planning proposal PP_2020_COPAR_001_00 to amend Parramatta Local Environmental Plan 2011

I am writing in response to Council's request for a Gateway determination under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) in respect of the planning proposal to amend the zoning, development standards, land reservation and inclusion of site specific provisions for the St John's Cathedral site.

As delegate of the Minister for Planning and Public Spaces, I have now determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

In order to protect the solar access to Parramatta Square a condition has been imposed requiring consistency with the CBD Planning Proposal at finalisation. The CBD Planning Proposal requires that a compensatory area of solar access at the eastern end of Parramatta Square at the Spring and Autumn equinox be provided to offset any impacts which may occur at the same time on the western end. This has also been required of this proposal.

There has been no strong evidence provided to allow the proposed removal of St Johns Parish Church Hall from the heritage schedule of Parramatta Local Environmental Plan 2011. Inconsistency between the heritage advice presented within the planning proposal introduced enough uncertainty regarding the merit of delisting these items. The merit of conserving the buildings should be assessed through the development application process when there is greater certainty for the built form and options for a variety of development outcomes can be analysed and considered.

As the site is located within the area proposed to be covered by a Special Infrastructure Contribution plan in the future could Council please request the proponent to initiate discussions with the Department regarding State infrastructure as soon as possible. I would also appreciate if Council could raise the matter of State infrastructure needs generated by the proposal when consulting State Agencies and forward these submissions to the Department to assist in discussions with the proponent.

I have also agreed, as delegate of the Secretary, the planning proposal's inconsistencies with section 9.1 Directions 3.1 – Residential Zones, 4.1 Acid Sulfate Soils, 4.3 - Flood Prone Land and 6.3 - Site Specific Provisions are justified in accordance with the terms of the Direction. No further approval is required in relation to these Directions.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant section 9.1 Direction 2.6 Remediation of Contaminated Land, 3.5 Development Near Licensed Aerodromes, 6.2 Reserving Land for Public Purposes and 7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan. Council should ensure this occurs prior to the plan being made.

I have considered Council's request to be the local plan-making authority and have determined not to condition the Gateway for Council to be the local plan-making authority due to the complex nature of the planning proposal and potential to impact upon the public domain.

The amending local environmental plan (LEP) is to be finalised within 12 months of the date of the Gateway determination. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Industry and Environment to draft and finalise the LEP should be made eight weeks prior to the projected publication date.

The state government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the Minister may take action under section 3.32(2)(d) of the Act if the time frames outlined in this determination are not met.

Should you have any enquiries about this matter, I have arranged for Mr Simon Turner to assist you. Mr Turner can be contacted on 8837 6376.

Yours sincerely



08/09/2020

Catherine Van Laeren
Executive Director,
Central River City and Western Parkland City

Encl: Gateway determination