



Our Reference: RZ/2/2017
Contact: Sarah Baker
Telephone: 9806 5321

Ms Ann-Maree Carruthers
Director Sydney Region West
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

16 April 2018

Via email: Ann-Maree.Carruthers@planning.nsw.gov.au

Dear Ann-Maree,

Amended Planning Proposal for land at 12 Hassall St, Parramatta

Please find enclosed an amended Planning Proposal for 2 O'Connell Street, Parramatta (**Attachment 1**). This Planning Proposal was originally lodged with the Department of Planning and Environment on 7 November 2017 (Department reference: PP_2017_COPAR_013_00).

Department officers advised that a Gateway Determination would not be issued for this Planning Proposal in the form in which it was initially submitted prior to release of a Gateway Determination for the Parramatta CBD Planning Proposal. In response to this, a report was prepared for Council's consideration at its meeting of 9 April 2018, where Council resolved as follows:

- a. **That** Council note the information presented in this report relating to the Planning Proposal for 2 O'Connell Street, Parramatta and potential impacts on St. John's Cemetery.
- b. **That** Council resolve that no further amendments are required to this Planning Proposal, beyond the amendments discussed in the report of 26 February 2018 on this matter.
- c. **That** Council endorse forwarding the amended Planning Proposal for 2 O'Connell Street, Parramatta (located at Attachment 2 of Attachment 1 to this report) to the Department of Planning and Environment in order to facilitate progression of a Gateway Determination;
- d. **That** Council affirm that the planning outcomes which Council sought through the original proposed structure of the Planning Proposal are unchanged;
- e. **That** Council specifically reaffirm its position on this Planning Proposal as follows:
 - i. That delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to this Planning Proposal on behalf of Council, that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcomes of this negotiation be reported back to Council prior to public exhibition of the VPA.

- ii. That a site-specific Development Control Plan (DCP) be prepared in association with this Planning Proposal and reported to Council prior to its public exhibition.
- iii. That, pending the outcomes of the Gateway Determination for the Planning Proposal, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- iv. That Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegation for this Planning Proposal as authorised by Council on 26 November 2012.
- v. That Council grant delegated authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process for this Planning Proposal.
- f. **Further, that** the following are to be addressed during the preparation of the site specific DCP and VPA for this site. The report to Council accompanying the Draft DCP and Draft VPA should specifically detail how the following issues are addressed in the documents:
 - 1. That the northern edge of the new development to Aird Street considers the existing axial views from the cemetery path.
 - 2. That the public domain landscaping on the eastern side of O'Connell Street is enhanced.

Therefore, this Planning Proposal has been amended to more closely reflect the structure of current *Parramatta Local Environmental Plan 2011*, and is submitted in an effort to facilitate release of a site-specific Gateway Determination, independent of release of a Gateway Determination for the Parramatta CBD Planning Proposal.

As noted in the resolution above and in the original Planning Proposal documentation forwarded to the Department, please note that Council requests that it exercise its plan making delegations in this instance.

If you have any queries, please contact Sarah Baker, Project Officer Land Use Planning, on 9806 5321 or email sbaker@cityofparramatta.nsw.gov.au.

Yours sincerely,



Bianca Lewis

A/Team Leader Land Use Planning

Attachments (electronic only)

1. Amended Planning Proposal including draft site-specific clause
2. Council Report 9 April 2018 (including attachments)

cc. Christine Gough, Specialist Planning Officer
Christine.Gough@planning.nsw.gov.au