



Our Reference: RZ/24/2015
Your Reference: PP_2016_PARRA_016_00
Contact: Vas Andrews
Telephone: 9806 5804

29 September 2017

Ms Catherine Van Laeren
Department of Planning and Environment
Sydney Region West
GPO Box 39,
Sydney NSW 2001
metroparra@planning.nsw.gov.au

Dear Catherine,

Submission of Planning Proposal for 2 O'Connell Street, Parramatta (also known as St John's Terrace, 5 Aird Street) for gateway

At its meeting on the 10 July 2017 Council resolved to endorse the aforementioned planning proposal and forward it to the Department of Planning and Environment for a gateway determination.

The planning proposal seeks to amend the *Parramatta Local Environmental Plan 2011* to:

- Allow a maximum building height of 217m and a maximum FSR of 15:1
- Include an additional site specific clause to allow an FSR of 1.2:1 of commercial floor space to be permitted (above the 1:1 already mandated in the CBD PP) without the 1.2:1 being included in the maximum FSR
- Include maximum car parking rates in accordance with the Parramatta CBD Strategic Transport Study and resolution of Council on 10 April 2017.

Please find enclosed:

- Resolution and report to Council of 10 July 2017
- Recommendation and report to the Independent Hearing and Assessment Panel of 20 June 2017 (submissions from public authorities and submitters enclosed) and
- Planning Proposal (including attachments except for the alternate reference design to be provided next week).

Parramatta Council looks forward to working with the Department to progress this Planning Proposal. If you have any questions, please contact Council's Project Officer, Vas Andrews on 9806 5804.

Yours sincerely,


Rob Cologna
Service Manager – Land Use Planning