



Sydney West Region Team
Department of Planning & Infrastructure
Level 5, 10 Valentine Avenue
Parramatta NSW 2150

Attention: Tim Archer

Dear Tim

Planning Proposal 2-12 River Road West, Parramatta

I refer to the Gateway Determination letter dated 9 February 2011 issued in respect of a planning proposal for 2-12 River Road West, Parramatta. This proposal seeks the rezoning of the above land to enable a mix of public recreation, retail, commercial and residential uses.

Parramatta City Council at its meeting of 23 April 2012 considered a revised planning proposal for the site and resolved:

(a) That Council endorse a revised planning proposal for 2-12 River Road West, Parramatta to:

- rezone the land to part B4 Mixed Use and part RE1 Public Recreation;
- permit a maximum building height of 37 metres (11 storeys) at Nos. 2-8 River Road West and 40 metres (12 storeys) at Nos. 10-12 River Road West;
- permit a maximum floor space ratio of 3.4:1 at Nos. 2-8 River Road West and 3.3:1 at Nos. 10-12 River Road West;
- require a foreshore building line of 15 metres measured to the mean high water mark;

in accordance with maps provided at Attachment 3 of report.

- (b) That a revised planning proposal be referred to the Department of Planning & Infrastructure for Gateway determination.
- (c) That subject to Gateway determination, the planning proposal be placed on public exhibition and referred to relevant public authorities in accordance with the conditions set by the Gateway determination.
- (d) That a report be put to Council on the draft Development Control Plan (DCP) and draft Voluntary Planning Agreement (VPA) for the site for endorsement to publicly exhibit concurrently with the planning proposal.

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- (e) *Further, that Council write to the local State MPs and request the necessary representations on behalf of Council to ensure that the Minister treats this planning proposal with an appropriate level of expediency.*

In line with the requirements of the Gateway Determination, please find attached on CD a revised planning proposal and information to address State Environmental Planning Policy No. 55 and 117 Directions 2.3 Heritage Conservation; 4.1 Acid Sulfate Soil; and 4.3 Flood Prone Land. Also included are draft zoning, height, floor space ratio and foreshore building line maps prepared in accordance with Department's Standard Technical Requirements for LEP Maps and an indicative draft land use layout diagram.

A copy of the original planning proposal and background information is also attached for information purposes.

Should you require any additional information or wish to discuss this matter further please contact me on 9806 5550 or Diane Galea on 9806 5751.

Yours sincerely



Sue Stewart
Senior Project Officer Land Use Planning