



CITY OF PARRAMATTA

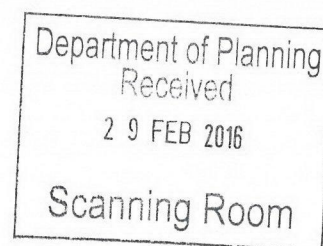


PCU064329

Your Reference: RZ/9/2015
Contact: Diana Khoury
Telephone: 9806 5730

24 February 2016

Ms Catherine Van Laeren
Regional Director
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001



Dear Catherine,

Gateway request for Planning Proposal at 14-20 Parkes Street, Harris Park.

Please see attached a planning proposal seeking a site specific amendment to Parramatta Local Environmental Plan 2011, to increase the height and FSR for land at 14-20 Parkes Street, Harris Park.

Council at its meeting on the 23 November 2015 resolved the following:

- (a) **That** Council endorse the planning proposal contained in attachment 1 subject to it being amended to:-
 - 1. Provide a base FSR of 8:1 plus design excellence and
 - 2. Provide a maximum FSR of 10:1 plus design excellence.
- (b) **That** maximum FSR may be achieved if the applicant voluntarily participates in a density bonus scheme which reflects an appropriate showing of the land value uplift of approximately 25 % of that value uplift and provided the additional floor space has no adverse impact on the amenity of the adjoining area.
- (c) **That** subject to gateway determination the Planning Proposal be publicly exhibited for 28 days.

ENGLISH

If you require interpretation assistance with this letter, please contact the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 5.00pm, Monday to Friday.

FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretar nitong sulat, pakitawagan ang Serbisyo ng Pag-iinterpretar sa Telepono (131 450) [Telephone Interpreter Service] at hilingin sa kanilang tawagan ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5.00n.h, Lunes hanggang Biyernes.

CHINESE

如果您需要传译员协助才能看懂本信件，请联系电话传译员服务（131 450），然后要求他们联系市议会（9806 5050）。办公时间是星期一至星期五上午8时30分至下午5时。

ARABIC

إذا كنت بحاجة إلى مساعدة لتفسير محتوى هذه الرسالة، يرجى الاتصال بخدمة الترجمة الهاتفية (131 450) واطلب منهم الاتصال بالمجلس (9806 5050). ساعات العمل هي 8:30 صباحاً حتى 5:00 مساءً، من يوم الاثنين إلى يوم الجمعة.

HINDI

यदि आपको इस पत्र के लिए दुभाषिए की सहायता की आवश्यकता है, तो कृपया टेलीफोन दुभाषिया सेवा (131 450) से संपर्क करें और उनसे काउंसिल (9806 5050) से संपर्क कराने के लिए कहें. कार्य के घंटे हैं: सुबह 8:30 से शाम 5:00 बजे तक, सोमवार से शुक्रवार.

KOREAN

본 문서에 관해 통역의 도움이 필요하시면, 전화통역 서비스(131 450)로 연락해서 카운슬 전화(9806 5050) 연결을 요청하시기 바랍니다. 근무 시간은 월~금요일 오전 8시 30분부터 오후 5시까지입니다.

- (d) **That** Council advise the NSW Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this planning proposal as authorized by Council on 26 November 2012.
- (e) **That** Council grant delegated authority to the CEO to negotiate a Voluntary Planning Agreement (VPA) with preference for a cash component for the delivery of public benefit.
- (f) **That** the outcome of the VPA negotiations be reported back to Council.
- (g) **Further, that** Council grant delegated authority to the CEO to make any minor amendments and corrections of an administrative and non-policy nature that may arise during the plan making process.

Whilst this was initially resolved, a report to Council on the 14 December 2015 concerning the CBD Planning Framework superseded this resolution.

The following was resolved, impacting on the previous resolution:

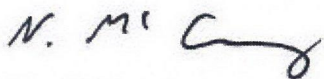
- (d) **Further, that** Council restates its objective to provide for the future infrastructure needs of the Parramatta City Centre from the redevelopment of the Centre:-
 - i) That Council continue to pursue an increase to the section 94A levy from 3% to 4.5%, and
 - ii) That Council, as an alternative to (i), explore the implementation of a 'Phase 1' infrastructure funding mechanism, where existing FSR controls remain in place and additional higher FSR controls can be achieved by contributing/sharing 10% of the land value of the uplift with the community for the provision of infrastructure. This will only be applicable if the Minister does not consent to the proposed increase in the s94A levy
 - iii) Further to (ii), That Council explore the implementation of a 'Phase 2' infrastructure funding mechanism, where higher FSRs than those proposed in Phase 1 can be achieved for nominated 'Special Areas' by sharing/contributing "a percentage" of the land value of the uplift with the community for the provision of infrastructure and subject to preparation of a site-specific DCP (or Stage 1 Concept DA) to demonstrate the site can accommodate the proposed additional yield without any adverse impacts.
 - iv) That Council nominate the 'Special Areas' for 'Phase 2 Value Sharing' and the amount of potential additional FSR for each area when considering the Draft Parramatta CBD Planning Proposal in early 2016.
 - v) That Council prepare an Infrastructure Delivery Plan to provide an infrastructure works program to provide transparency in how any income received through the funding scheme will be spent.
 - vi) That Council prepare a Development Guideline to explain the process for provision of infrastructure through the infrastructure funding scheme, including nominating a dollar value per square

metre of additional GFA being sought (which should be scheduled to provide certainty and reviewed annually), in case monies are dedicated towards infrastructure, rather than works.

- vii) That the mechanism applies only to additional residential GFA, not commercial GFA above the base FSRs shown on the maps.*
- viii) That the infrastructure funding mechanism operates in addition to existing section 94A contributions.*
- ix) That, in relation to the preparation of site-specific planning proposals at 14-20 Parkes Street, Harris Park and 122 Wigram Street, Harris Park, Council amends these planning proposals currently being prepared to adopt a similar approach for negotiation (ie 10% of land value uplift) of an appropriate infrastructure contribution cause by the impact of these developments as that adopted above in (ii) for the Draft Parramatta CBD Planning Proposal.*
- x) Further that, in relation to existing site-specific planning proposals currently being processed by Council in the Parramatta CBD, Council resolve to adopt a similar approach for infrastructure contribution in negotiating Voluntary Planning Agreements (VPAs) for these sites as that adopted for the Draft Parramatta CBD Planning Proposal above in (ii) (ie 10% of land value uplift) and Council advise applicants where Council is currently negotiating a VPA that the infrastructure funding methodology outlined in (ii) above is now Council's position in relation to the negotiation of these VPAs.*

In response to this resolution, Council forwards this planning proposal for gateway determination. Please find attached a CD containing all relevant documentation. If you have any further queries please contact Diana Khoury on 9806 5730.

Yours sincerely,



Neal McCarry
Team Leader – Land Use Planning