



Your Ref: PP_2012_Parra_005_00(12/14574)
Our Reference: RZ/9/2011
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Mr Peter Goth
Regional Director
Department of Planning & Infrastructure
PO Box 404
PARRAMATTA NSW 2124

28 November 2012

Dear Peter

Re: PP_2012_PARRA_005_00) – 57, 63 & 83 Church Street and 44 Early Street Parramatta – Gateway Review request

Reference is made to the Department's recent Gateway determination referenced above. The purpose of this letter is to request a review of the determination specifically in relation to condition No.1(b).

Given the magnitude of uplift in development potential in terms of both floor space and height, the resultant built form is of critical importance. The measures proposed in the planning proposal, and agreed to by the land owner, give a level of certainty with respect to resultant built form. The placement of these provisions in the DCP is of concern to Council as they may be more readily challenged by future owners and developers.

Attached are some images generated from further modelling work recently undertaken by Council demonstrating the potential adverse impact that may arise if these controls are not strictly adhered to. This concern is amplified due to the proposed legislative amendments concerning the status of DCP's in the assessment process.

As can be seen in the attached annotated images, the potential re-distribution of 6000m² of floor space to the tower along with a potentially wider and deeper tower form on Site 1 would have adverse impacts on the immediately adjacent residential development located to the west and south west of the site. A single tower form as modelled would also likely result in an unduly dominant and potentially bulky built form when compared to the existing and desired future development of the Parramatta City Centre.

In consideration of the overall merit of this planning proposal one of the key matters that helped inform the recommendation to Council was the quantum of employment generating floor space (i.e. non-residential) being provided throughout the site. In consideration of a planning proposal involving such a significant uplift in development potential, this had to be carefully weighed against, among other things, the resultant built form as well as the fact that

this single large holding could act as a catalyst site for the precinct.

Accordingly, the provisions prepared after numerous meetings with the proponent, seek to allow for an appropriate outcome in terms of solar access to proposed dwellings, the open space and adjacent properties as well as the overall visual impact and relationship with the site surrounds.

It is therefore requested that the planning proposal and determination be reviewed and consideration be given to the following options;

Option 1 –

- The clause included in the planning proposal relating to maximum tower floor plate size be retained as an LEP provision, &
- The clause included in the planning proposal requiring 6000m² of floor space to be provided at basement level be retained as an LEP provision.

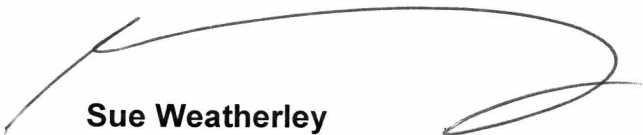
Option 2 –

- Amend the planning proposal to reduce the available FSR of site 1 from 7.2:1 to 6.4:1 (i.e. 6000m² reduction) &
- Provide a separate clause applying to site allowing for an additional 6000m² of non-residential floor space be available but only if provided at basement level &
- Retain the max tower floor plate provision of 700m² on site 1.

Council officers are available to meet and further explain the modelling work if this may be of assistance.

If you have any queries please contact Jennifer Concato on 9806-5767.

Yours sincerely



Sue Weatherley
Group Manager Outcomes & Development