



PCU037516

Our Reference: RZ/9/2011
Contact: Neal McCarry
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Peter Goth
Department of Planning & Infrastructure
Level 5, 10 Valentine Avenue
PARRAMATTA NSW 2150

31 August 2012

Dear Peter

**Planning Proposal - 57, 63, 83 Church Street & 44 Early Street
Parramatta**

On 13 August 2012 Parramatta City Council considered a planning proposal for the abovementioned sites seeking that parts of the land be rezoned to B4 (Mixed Use) to permit mixed use development up to 118m (35 storeys) in height. Other portions of the site are proposed to retain the existing Business Development (B5) zone with increased height and Floor space ratio.

At its meeting Council resolved (in part):

That Council prepare a planning proposal that reflects the items contained in Attachment 2 and forward to the Department of Planning & Infrastructure for Gateway determination.

Council will in coming months commence negotiating a voluntary planning agreement with the proponent that includes, among other elements, the dedication of part of the site for public recreation purposes.

Please find enclosed a CD containing the listed information below for gateway consideration. Should you require any further information please contact Neal McCarry on 9806 5635.

Yours sincerely

Jennifer Concato

Land Use Planning Manager

Enclosures: CD containing the following documents



Council Report & Minutes

Council Report and Minutes of 5 August 2012 (including Attachments 1- 3 listed below)

Attachment 1: Detailed Assessment of Planning Proposal

Attachment 2: Contents and explanation of intended outcomes of planning proposal

Attachment 3: Shadow diagrams

Planning Proposal

Planning proposal prepared by Parramatta City Council dated August 2012
Planning proposal originally prepared by Aecom dated 16 November 2011 (Superseded)
Revised planning proposal addendum prepared by Aecom dated 19 April 2012 (Superseded)
Addendum to revised planning proposal prepared by Aecom dated 1 June 2012

Reports

Urban Design

Original Urban Design Structure plan Analysis prepared by Aecom dated 16 November 2011
Revised Urban design report prepared by Aecom dated 19 April 2012
Revised addendum diagrams dated 1 June 2012
Further revised addendum diagrams dated 12 June 2012
Urban Design addendum dated 27 June 2012

Survey

LPIS cadastral enquiry dated July 2011

Flooding

Original flood impact assessment prepared by Aecom dated 11 November 2011
Further flood impact report and mapping dated 27 June 2012
Cover letter dated 27 June re: flood analysis

Contamination & Acid Sulfate Soil

Preliminary Environmental Site Investigation prepared by Aecom dated September 2011

Economic

Economic Assessment prepared by Macroplan dated October 2011
Further Economic analysis prepared by Macroplan dated May 2012

Heritage

Heritage Report prepared by Aecom dated 7 September 2011

Traffic

Traffic Impact Assessment prepared by Aecom dated 1 November 2011