

General Manager
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Our Reference RZ/15/2018

Contact Darren Caballero

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23 October 2019

Dear Sir/Madam,

Planning Proposal for land at 22 Noller Parade, Parramatta

Please find attached a Planning Proposal seeking to amend the Parramatta Local Environment Plan 2011 as it relates to the abovementioned land.

Council at its meeting of 8 October 2019 considered the Planning Proposal and resolved:

- (a) ***That Council endorse the Planning Proposal for land at 22 Noller Parade, Parramatta which seeks to amend the Parramatta Local Environmental Plan 2011 in relation to the subject site by:***
1. *Rezoning the land from R2 Low Density Residential to R4 High Density Residential*
 2. *Increasing the Maximum Height of Building control from RL14.00 to 17m*
 3. *Including a Maximum Floor Space Ratio control of 1.5:1*
- (b) ***That the Planning Proposal be forwarded to the Department of Planning, Industry & Environment for a Gateway Determination.***
- (c) ***That the CEO be authorised to negotiate a Voluntary Planning Agreement on behalf of Council to the land value of 50% of the value uplift as per Council's Planning Agreements Policy 2018 in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the Planning Proposal.***
- (d) ***That Council advises the Department of Planning, Industry & Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.***
- (e) ***That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.***
- (f) ***Further, that Council note the advice of the Local Planning Panel (provided at Attachment 3) is consistent with Council officer's recommendation.***

Therefore, Council requests a Gateway Determination and that Council exercise its plan-making delegations in this instance, as per resolution (b) and (d) above.

Contact us:

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CITY OF PARRAMATTA

Should you require any further information or wish to discuss this matter, please contact Darren Caballero (Project Officer – Land Use Planning) on 9806 5956 or email at DCaballero@cityofparramatta.nsw.gov.au.

Regards,

Kevin Kuo
Team Leader Land Use Planning

Attachments:

1. Planning Proposal with reference design
2. Local Planning Panel Report (17 September 2019)
3. Local Planning Panel Advice (17 September 2019)
4. Council Report (8 October 2019)
5. Minutes of Council (8 October 2019)