



Our Reference: F2009/02710
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17 June 2010

Mr Peter Goth
Regional Director – Sydney West Region
NSW Department of Planning
Locked Bag 5020
PARRAMATTA NSW 2124



Dear Mr Goth

Planning Proposal Rezoning and Reclassification of Council owned land

Please find enclosed a Planning Proposal prepared by Don Fox Planning on behalf of Parramatta City Council relating to the rezoning and reclassification of Council owned land.

This follows Council's resolution at its meeting on 7 December 2009:

'That the Council owned land rezonings and reclassifications endorsed for inclusion in the draft LEP proceed as a separate planning proposal to amend the LEP as required by the Department of Planning.'

The Planning Proposal has been prepared in accordance with Section 55 of the EP&A Act and is forwarded to the Department for Gateway Determination under Section 56 of the Act.

Please be aware that Sites No. 19 and No. 21 relating to 42 Bridge Street and 21 Brodie Street Rydalmere respectively, are proposed to be rezoned B4 Mixed Use under the Planning Proposal. At the time Council resolved to adopt the proposed B4 zoning for these sites, this was consistent with Council's adopted draft Parramatta LEP, which proposed to rezone the Rydalmere precinct in the vicinity of Rydalmere station as B4 Mixed Use. However, the Department did not support this aspect of the draft LEP when it issued its Section 65 certificate. (The draft LEP therefore proposes to 'roll over' the current zones in this locality with a 'best fit' translation). Council has resolved to undertake further studies of the Rydalmere industrial precinct, which will review the suitability of a B4 zoning proposal.

The Planning Proposal raises this issue in Part 3.1 Section A – 1.

Should you wish to discuss this or any other aspect of the Planning Proposal further, please contact me on 9806 5386.

Yours sincerely

Graeme Bleus

Property Development Advisor

Strategic Asset Management