



PCU058228

Our Reference: RZ/10/2013
Contact: Sonia Jacenko
Telephone: 9806 5751

Rachel Cumming
Director Metropolitan Delivery - Parramatta
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

10 February 2015

Dear Rachel,

Planning Proposal – 171-189 Parramatta Road, Granville

Please find attached a Planning Proposal seeking to amend certain provisions relating to the above address in the Parramatta Local Environmental Plan 2011.

Council at its meeting on 15 December 2014 resolved the following:

- (a) ***That Council endorse the Planning Proposal provided at Attachment 2 for 171-189 Parramatta Road, Granville allowing for a maximum FSR of 6:1 excluding bonuses for design excellence and forward it to the Department of Planning and Environment for Gateway determination.***
- (b) ***That Council endorse the draft site specific DCP at Attachment 3 for 171-189 Parramatta Road, Granville as an amendment to the Parramatta DCP 2011 for public exhibition allowing residential towers to a height of greater than 105m (approx 38 storeys) where the site is greater than 1100sqm for residential buildings, and that it be on exhibition concurrently with the Planning Proposal upon receipt of gateway determination.***
- (c) ***That Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the owners in relation to the Planning Proposal, noting that any uplift in land value resulting from increases in FSR is in accordance with Urban Growth's strategy for Parramatta Road and therefore deemed in the public interest.***
- (d) ***That delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.***

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- (e) ***That Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.***
- (f) ***Further, that Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan- amendment process.***

The Planning Proposal was reported back to Council on 9 February 2015 to resolve the technical inconsistencies in Council's resolution made on 15 December 2014 in relation to (a) and (b).

Whilst the minutes from the Council Meeting on 9 February 2015 have not been released, Council resolved the following on the evening:

That Council endorse the Planning Proposal at Attachment 1 for the land at 171-189 Parramatta Road, Granville allowing a maximum FSR of 6:1 and building height of 105 metres excluding bonuses for design excellence and forwards it to the Department of Planning and Environment for Gateway determination.

As per the resolution from 15 December 2014, Council will be requesting to exercise its plan making delegations in this instance.

Please find attached a CD containing all relevant documentation. The Council Minutes from the 9 February 2015 meeting will be forwarded separately upon receipt.

If you have any queries in relation to this matter please contact me on 9806 5751 or sjacenko@parracity.nsw.gov.au

Yours sincerely



Sonia Jacenko
Project Officer - Land Use Planning