



PCU070527

Our Reference: RZ/16/2015
Contact: Kimberley Beencke
Telephone: 9806 5049

Ms Catherine Van Laeren
Regional Director
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

13 April 2017

Dear Catherine,

Gateway request for planning proposal for land at 107 George Street, Parramatta

Please find enclosed documentation supporting a gateway request to make the following amendments to Parramatta Local Environmental Plan 2011 as it applies to land at 107 George Street, Parramatta:

- Remove the maximum building height
- Exempt the site from clause 7.2 of PLEP 2011 and apply a maximum FSR of 6:1
- Insert a new clause in Part 7, to reflect Council's resolution of 23 May 2016 (requiring a minimum 1:1 commercial floor space to be provided).

The following documentation is included in this submission:

1. Planning proposal and reference design
2. Council report 23 May 2016
3. Extract of minutes, Council meeting 23 May 2016

In response to Council's resolution of 23 May 2016 a revised reference design is attached demonstrating an FSR of 6:1 (6.9:1 with design excellence). An urban design report seeking justification for an FSR of 20:1 FSR (as originally sought by the applicant) is available on request.

Council forwards this planning proposal for gateway determination. Please find attached a CD containing all relevant documentation. If you have any queries please contact Kimberley Beencke on 9806 5049.

Yours sincerely

Neal McCarry
Team Leader Land Use Planning

