



PCU071692



Our Reference: RZ/27/2015
Contact: Benjamin Gresham
Telephone: 9806 5088

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

17 July 2017

Dear Catherine,

Gateway request – Planning Proposal for land at 23-27 Harold Street and 53 Sorrell Street, Parramatta

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

Council at its meeting of 10 July 2017 considered the Planning Proposal and resolved:

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for the land at 23-27 Harold St and 53 Sorrell St, Parramatta.
- (b) **That** Council endorse the Planning Proposal for the land at 23-27 Harold Street and 53 Sorrell Street, Parramatta (which is contained within Attachment 1 of Attachment A of this report) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
 - 1. Increasing the maximum building height on part of the site from 11m (approx. 3 storeys) to 70m (approx. 22 storeys) at 23-27 Harold Street and retaining the maximum height of 11m at 53 Sorrell Street; and
 - 2. Increasing the maximum floor space ratio (FSR) on part of the site from 0.8:1 to 6:1 at 23-27 Harold Street and retaining the FSR of 0.6:1 at 53 Sorrell Street.
- (c) **That** the Planning Proposal be forwarded to the NSW Department of Planning and Environment for Gateway determination.
- (d) **That** the applicant be required to amend the supporting documentation to the Planning Proposal (i.e. Concept Plan, Urban Design Study and Statement of Heritage Impact) to reflect Council's position prior to public exhibition, should a Gateway Determination be issued.
- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (f) **That** Council officers proceed with negotiations for a Voluntary Planning Agreement (VPA) with the applicant in relation to the Planning Proposal on the basis that any VPA entered into is in addition to Section 94A developer

contributions payable and that negotiations be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3).

- (g) **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 concurrent public exhibition.
- (h) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.
- (i) **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.
- (j) **Further, that** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.

As per the resolution above, Council requests that it exercise its plan making delegations in this instance. Please find attached a CD containing all relevant documentation, including the Planning Proposal, relevant reports and supporting studies.

Should you require any further information or wish to discuss this matter please contact me on 9806 5088 or via email at bgresham@cityofparramatta.nsw.gov.au.

Yours sincerely,



Benjamin Gresham
Project Officer - Land Use Planning

Attachments (electronic only):

1. Planning Proposal – 23-27 Harold Street and 53 Sorrell Street, Parramatta (including attachments)
2. Report to Council, 10 July 2017
3. Extract of minutes, Council meeting 10 July 2017
4. Report to IHAP, 20 June 2017
5. Extract of minutes, IHAP meeting 20 June 2017