



Our Reference: RZ/14/2017  
Contact: Joshua Coy  
Telephone: 9806 5287

30 May 2018

Anne-Maree Carruthers  
Director, Sydney Region West  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

Attention: Ms Christine Gough  
Via email: [christine.gough@planning.nsw.gov.au](mailto:christine.gough@planning.nsw.gov.au)

Dear Ms Carruthers,

**Gateway Request – Planning Proposal for land at 286-300 Church 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 23 April 2018 resolved:

(a) **That** Council endorse the Planning Proposal at **Attachment 1** for land at 286-300 Church Street, Parramatta subject to the following amendments:

- Provide a potential maximum FSR of 16:1 (comprised of a base FSR of 10:1 of which 1:1 must be provided as commercial, and the application of 1.5:1 for design excellence, 0.5:1 High Performing Building Bonus, and an additional commercial floor space of 1:1) prior to the Gateway request being forwarded to DP&E;
- Provision of 10m setbacks.

(b) **That** the proponent provides an amended reference design consistent with the above requirements prior to the Planning Proposal request being forward to the DP&E.

(c) **That** once (a) and (b) are satisfied the Planning Proposal be forwarded to DPE for Gateway Determination.

(d) **That** this report form Council's submission in response to the request for a Gateway Assessment and be forwarded to the Department of Planning and Environment.

(e) **That** should a Gateway be issued, a site specific DCP be prepared in accordance with the following principles:

- The heritage walls remain in situ throughout the construction process;
- The podium be appropriately articulated to respond to the fine grain historical subdivision pattern of Church Street;
- That a fully public laneway with a minimum width of 3.5m be provided and dedicated to Council, with design principles in accordance with Council's endorsed CBD Laneway Strategy; and

#### ENGLISH

If you require interpretation assistance with this letter, please contact the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 5.00pm, Monday to Friday.

#### FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretar nitong sulat, pakitawagan ang Serbisyo ng Pag-iinterpretar sa Telepono (131 450) [Telephone Interpreter Service] at hilingin sa kanilang tawagan ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5.00n.h, Lunes hanggang Biyernes.

#### CHINESE

如果您需要传译员协助才能看懂本信件，请联系电话传译员服务（131 450），然后要求他们联系市议会（9806 5050）。办公时间是星期一至星期五上午8时30分至下午5时。

#### ARABIC

إذا كنت بحاجة إلى مساعدة لتفسير محتوى هذه الرسالة، يرجى الاتصال بخدمة الترجمة الهاتفية (131 450) واطلب منهم الاتصال بالمجلس (9806 5050). ساعات العمل هي 8:30 صباحاً حتي 5:00 مساءً ، من يوم الاثنين إلى يوم الجمعة.

#### HINDI

यदि आपको इस पत्र के लिए दुभाषिण की सहायता की आवश्यकता है, तो कृपया टेलीफोन दुभाषिया सेवा (131 450) से संपर्क करें और उनसे काउंसिल (9806 5050) से संपर्क कराने के लिए कहें. कार्य के घंटे हैं: सुबह 8:30 से शाम 5:00 बजे तक, सोमवार से शुक्रवार.

#### KOREAN

본 문서에 관해 통역의 도움이 필요하시면, 전화통역 서비스(131 450)로 연락해서 카운슬 전화(9806 5050) 연결을 요청하시기 바랍니다. 근무 시간은 월~금요일 오전 8시 30분부터 오후 5시까지입니다.

- *That the laneway, front and rear frontages be activated with retail uses to encourage through traffic and to provide a high level of amenity to pedestrians.*

(f) **That** the proponent be invited to provide a draft Letter of Offer consistent with Council's endorsed Draft Planning Agreement Policy.

(g) **That** upon the issue of a Gateway Determination the Planning Proposal, DCP, and VPA be exhibited concurrently.

(h) **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.

(i) **Further, that** Council authorise the acting CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

It is noted that Council had previously considered this report at its meeting on 9 April 2018, where it deferred the matter for a Councillor workshop to discuss on the Planning Proposal, and setbacks to Church Street (refer to '**Attachment 1 – Council correspondence**' to this package).

It is further noted that in preparing the Planning Proposal document for Gateway Assessment, a number of changes have been made to the Proponent's Planning Proposal which was appended to the 9 April and 23 April 2018 Council report and formed the basis of Council's decision to endorse the Proposal. These changes listed below are not of a policy nature and include:

- Formatting the Planning Proposal into Council's Corporate template;
- Removal and update of references to superseded sections of the *Environmental Planning & Assessment Act 1979*, following the introduction of the *Environmental Planning & Assessment Amendment Act 2017* on 1 March 2018;
- Assessment of the Proposal against District and metropolitan wide plans;
- Removal of references to the NSW State Plan 2021;
- Inclusion of a section which discusses the Planning Proposal against the relevant clauses of the Parramatta CBD Planning Proposal where additional FSR bonuses are being sought;
- Removal of references to revoked SEPPs, or SEPPs that are not applicable to the assessment of this Planning Proposal;
- Removal of references to Section 9.1 Ministerial Directions that are not applicable to the assessment of this Planning Proposal;
- Clarification of some aspects pertaining to urban design and built form;
- Clarification of some aspects pertaining to site isolation, consistent with the updated analysis provided by the proponent and provided through an amended Urban Design Concept;
- Clarification in relation to the treatment of heritage fabric during a future redevelopment of the site, consistent with Council's endorsed position with respect to a future site-specific DCP; and

- Updated Part 4 – Mapping to include a proposed Special Provisions Map, to enable the application of Clause 7.6 Airspace Operations of PLEP 2011 on the site.

Further to the above, minor policy changes have been made:

- Updated Part 2 – Explanation of Provisions to provide for:
  - The application of Clause 7.6 Airspace Operations of PLEP 2011 through the inclusion of the site on the Special Provisions Map;
  - The inclusion of a draft site-specific clause under Part 7 Local Provisions – Parramatta City Centre that would have the effect of enabling the site to achieve certain floor space bonuses, subject to conditions; and
  - The application of maximum car parking rates, in accordance of the Council resolution of 10 April 2017.

Whilst the clauses above are policy changes, they are considered to be of a minor nature as they have no impact on the resolution of the 23 April 2018 Council meeting. The changes will also assist the DP&E in their assessment of the Planning Proposal and reduce the likelihood of the DP&E imposing conditions on the Gateway Determination should the DP&E support the Proposal.

Should you require any further information or wish to discuss this matter, please contact Council's Project Officer, Joshua Coy, on 9806 5287 or email at [jcoy@cityofparramatta.nsw.gov.au](mailto:jcoy@cityofparramatta.nsw.gov.au), or Jacky Wilkes, Acting Team Leader on 9806 5496.

Yours sincerely,



Robert Cologna  
**A/Service Manager – Land Use Planning**