



Our Reference: F2013/02004
Contact: Roy Laria
Telephone: 02 9806 5679

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

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Via email: Catherine.VanLaeren@planning.nsw.gov.au

Dear Catherine

PARRAMATTA CBD PLANNING PROPOSAL – MARION STREET, PARRAMATTA

I am writing to provide a recent update to the Parramatta CBD Planning Proposal in relation to a Council resolution amending the draft planning controls for Marion Street. We hope this information will support the finalisation and release of the Gateway determination for the Parramatta CBD Planning Proposal.

Council, at its meeting of 11 December 2017, considered a site specific planning proposal at 33 – 43 Marion Street, Parramatta. As part of the consideration of the site specific planning proposal, Council resolved to amend the maximum incentive floor space ratio (FSR) and maximum incentive height of buildings controls that apply to Marion Street, between the railway line and High Street, Parramatta. Specifically, parts (a) and (b) of the resolution reads as follows:

- (a) *That Council reaffirm its position from pre administration and that Marion Street precinct (east of High Street) should have a maximum incentive FSR of 6:1 FSR with no height control in line with draft City Centre Planning Proposal as adopted by the Parramatta City Council in April 2016. This is exclusive of incentives for design excellence and incentives for high performing buildings.*
- (b) *That the Department of Planning be advised that this is Council's current position for the CBD PP in terms of informing their Gateway Assessment.*

The relevant Council report and full copy of the resolution is attached for your records (**refer Attachment 1**).

As indicated on the maps attached (**refer Attachments 2 and 3**), the revised maximum incentive FSR is 6:1, with no maximum incentive height control as applied to Marion Street (on both the north and south sides) between the railway line and High Street. This is consistent with the original Parramatta CBD Planning Proposal, as submitted for Gateway in April 2016.

I trust this information is satisfactory in this regard, and will be of assistance in drafting Gateway conditions.

If any further information is required on these or any additional information regarding the Parramatta CBD Planning Proposal, please contact the undersigned on 9806 5679 or by email at rlaria@cityofparramatta.nsw.gov.au.

Yours sincerely



Roy Laria

Service Manager Strategic Planning

Attachments

1. Council Report and Resolution 11 December 2017
2. Amendments to Incentive Height of Building Map as per Council resolution of 11 December 2017
3. Amendments to Incentive FSR of Building Map as per Council resolution of 11 December 2017