



CITY OF PARRAMATTA

Our Reference: F2013/02004

Contact: Roy Laria

Telephone: 9806 5679

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

21 April 2016

Dear Ms Van Laeren

Gateway Determination Request - Parramatta CBD Planning Proposal

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

Council, at its meeting on the 11 April 2016, resolved:

- (a) *That, consistent with Council's resolution made on 14 December 2015, Council endorses the Planning Proposal at Attachment 1 to amend the planning controls for the Parramatta CBD and forwards it to the NSW Department of Planning and Environment for Gateway determination.*
- (b) **That** draft DCP controls, draft Infrastructure Delivery Plan and a draft Development Guideline for the Parramatta CBD be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (c) **That** Council writes to the Minister for Environment to apply for an exemption to enable flood related development controls above the 1 in 100 average recurrence incidence and up to the probable maximum flood for certain areas within the Parramatta CBD.
- (d) 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.
- (e) Further, that to address the inconsistency between the Council resolution of 14 December 2015 and the Urbis Heritage Study recommendations, Council resolves as follows:

"That Council amend the incentive FSR map for the block bound by Marsden St, Macquarie St and Church St (Centenary Square) and the railway line to be consistent with the FSRs recommended in the Urbis Heritage Study."

Consistent with the above resolution, Council requests a Gateway Determination on the Planning Proposal in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.

Please note that all supporting technical studies have been attached to the Planning Proposal, with the exception of the following:

1. Strategic Transport Study – this is currently being finalised in consultation with Transport for NSW and Roads and Maritime Services and is due to be completed in the coming months. This Study will be reported to Council and be forwarded to the Department following a Council resolution. Transport for NSW requires Council to complete this Study prior to the exhibition of the Planning Proposal.
2. Infrastructure Funding Models Study – this is due to be reported to Council in the near future and will be forwarded to the Department following a Council resolution.

Please find enclosed two hard copies and two USBs containing all the relevant documentation. If you have any queries in relation to this matter please contact Roy Laria, Team Leader Strategy, on 9806 5679.

Yours sincerely



Robert Cologna
Service Manager Land Use Planning