



PCU072088



Our Reference: RZ/18/2015  
Contact: Joshua Coy  
Telephone: 9806 5287

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



17 August 2017

Dear Catherine,

**Gateway request – Planning Proposal for land at 55 Aird 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 13 June 2017 resolved:

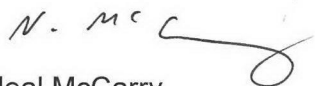
- (a) **That** for the avoidance of doubt, and following consultation with the mover and seconder of the motion of 9 May 2016 (being Councillors J P Abood and P Esber), this Council confirms that in adopting the resolution made on 9 May 2016, its intent was to:
- Permit a base floor space ratio of 10:1, with access to additional FSR through demonstrating compliance with the design excellence (15% additional FSR) and high performance building provisions (0.5:1);
  - Require 1:1 commercial floor space (included in the base 10:1), with any commercial floor space above 1:1 excluded from the FSR calculation (allowing an additional 3:1 FSR);
  - Apply no height limit but apply Clause 7.6 Airspace Operations to this site to require consideration of Federal Government airspace provisions.
- (b) **That** a revised reference design and Site Specific DCP reflecting a) above be prepared by the applicant and submitted to Council.
- (c) **That** the planning proposal as amended and revised reference design be forwarded to the Department of Planning and Environment for Gateway determination.
- (d) **That** Council advise the NSW 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.
- (e) **That** Council invite the applicant to submit a Voluntary Planning Agreement (VPA) consistent with the CBD Planning Proposal and Value Sharing Policy.
- (f) **That** the outcome of the VPA negotiations and the Draft DCP be reported to Council prior to exhibition of the draft VPA, draft DCP with both to be exhibited with the planning proposal.
- (g) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the plan amendment process.

It is noted that the planning proposal was originally endorsed by Council at its meeting of 9 May 2016, however a clarification of the resolution was required to ensure the decision of Council was correctly reflected in the production of the minutes of the meeting.

Council requests that it exercise its plan making delegations in this instance.

Should you require any further information or wish to discuss this matter please contact Joshua Coy on 9806 5287 or via email at [jcoy@cityofparramatta.nsw.gov.au](mailto:jcoy@cityofparramatta.nsw.gov.au).

Yours sincerely,



Neal McCarry  
**Team Leader - Land Use Planning**

*Attachments (electronic only):*

1. *Planning Proposal – 55 Aird Street, Parramatta (including appendix)*
2. *Report to Council, 9 May 2016*
3. *Extract of minutes, Council meeting 9 May 2016*
4. *Report to Council, 13 June 2017*
5. *Extract of minutes, 13 June 2017*