

PCU072090



Your Reference:
Our Reference: RZ/21/2015
Contact: F. Roberts
Telephone: 9806 5710
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Catherine van Laeren
Director Metropolitan (Parramatta)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

14 August 2017

Department of Planning
Received
22 AUG 2017
Scanning Room

Dear Ms. Van Laeren

Planning Proposal RZ/21/2015 – 20 Macquarie Street, Parramatta

Please be advised that Council considered the above matter at its Meeting on Monday 19 December 2016 and resolved as follows:

- (a) *That Council considers the reports that were submitted to the Independent Hearing and Assessment Panel (IHAP) on 6 December 2016 (Attachment 1) and its recommendation (Attachment 2) which supports the progression of the Planning Proposal for the land at 20 Macquarie Street Parramatta.*
- (b) *That Council endorses the Planning Proposal (which is included as part of Attachment 1) subject to it being modified as follows:*
- i. *Provide an increase in FSR from 4:1 to 10:1 and an increase in height from 36 metres so not to result in any additional overshadowing of the public domain within Parramatta Square as defined in Figure 4.3.3.7.3 Parramatta Development Control Plan 2011 between 12pm and 2pm throughout the year and enable compliance with State Environmental Planning Policy 65 Apartment Design Guide;*
 - ii. *The FSR is exclusive of design excellence and comprises a minimum of 1:1 commercial floorspace.*
 - iii. *A height to be determined by the lodgement of a reference design as described in (c) and (d) below.*
- (c) *That the applicant provides a revised reference design, demonstrating compliance Item (b) above.*
- (d) *That the Interim General Manager be delegated responsibility to consider the reference design provided by the applicant and determine the exact height that will be included in the Planning Proposal prior to it being forwarded to the Department of Planning and Environment seeking a Gateway determination.*
- (e) *That if the reference design proposes a height greater than 156AHD the reference design will need to be supported by an Aeronautical Study to*

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 حتى 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.

address the relevant Section 117 Direction prior to submission of the Planning Proposal to the Department of Planning and Environment.

- (f) **That** Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on the basis that any draft VPA entered into would be in addition to S94A Development Contributions.
- (g) **That** delegated authority be given to the Interim General Manager to negotiate the draft VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (h) **That** Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (i) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council.
- (j) **Further, that** the Planning Proposal, VPA and DCP be placed on public exhibition concurrently."

Addressed within the Planning Proposal also is Council's resolution made on 10 April 2017 relating to the Parramatta CBD Strategic Transport Study. The relevant part of this resolution is extracted below:

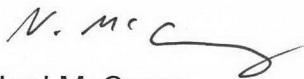
- "(b) That Council endorses the action recommended by the Parramatta CBD Strategic Transport Study to reduce maximum car parking rates to levels currently used by City of Sydney CBD and that the Parramatta CBD Planning Proposal be amended to reflect this prior to public exhibition.
- (c) That Council applies the recommended parking rates proposed in this report to existing site-specific Planning Proposals and Design Competitions within the Parramatta CBD as a provision applicable to each proposal or competition to ensure future development will be consistent with the strategic direction to reduce maximum car parking rates. (N.B. Only those site-specific planning proposals which are imminent to finalisation (gazetted), that is they have been endorsed by the Council to proceed to finalisation following public exhibition, will be exempt from this provision)."

The above resolution relating to car parking rates is included with the Planning Proposal as a site specific clause (Appendix 1 to the Planning Proposal). It is noted that the Traffic Impact Assessment Report originally submitted by the applicant was prepared based on an assumption of 392 car parking spaces. However, the reference design has since been amended to reduce the floor space of the proposed building and as such, reduce the car parking spaces to 196 spaces. This number of spaces will be reduced further by the inclusion of

the site specific clause into the Parramatta Local Environmental Plan 2011 as described above which will limit the number of car parking spaces to approximately 80 to 84 spaces depending on the details of the final building design. As such, the applicant's Traffic Impact Assessment Report has not been included with the Planning Proposal.

Please find attached a copy of the Planning Proposal and the report to Council detailing the assessment by Council Officers. Should you have any questions, please contact Council's Project Officer, Felicity Roberts on 9806 5710.

Yours sincerely



Neal McCarry
Team Leader – Land Use Planning