



28 March 2019

Our Reference: SYD18/01997
Council Ref: RZ/21/2015

The Chief Executive Officer
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Attention: Felicity Roberts

Dear Felicity

**PLANNING PROPOSAL, DRAFT SITE –SPECIFIC DEVELOPMENT CONTROL PLAN AND
DRAFT VOLUNTARY PLANNING AGREEMENT – 20 MACQUARIE STREET, PARRAMATTA**

Reference is made to Council's correspondence dated 12 December 2018, regarding the abovementioned proposal which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with the consultation requirements set out under Section 3.34 of the *Environmental Planning and Assessment Act, 1979* and Gateway determination. Roads and Maritime appreciates the opportunity to provide comment on the proposal.

It is noted that the planning proposal seeks to amend the Parramatta Local Environmental Plan (LEP) 2011 as follows:

- Increase the maximum building height from 36m to 90m;
- Increase the maximum floor space ratio from 4:1 to 10:1; and
- Inclusion of maximum parking rates in line with the resolution of Council on 10 April 2017 with regards to parking rates in the CBD Planning Proposal.

The public exhibition of the planning proposal also includes a site specific draft Development Control Plan (DCP) and a draft Voluntary Planning Agreement (VPA) for a monetary contribution with any redevelopment of the site towards local improvements.

Roads and Maritime has reviewed the submitted documentation and raises no objection in-principle to the planning proposal, subject to the inclusion of the maximum parking rates in accordance with Parramatta CBD Strategic Transport Study being included as a site-specific clause applying to No. 20 Macquarie Street within Part 7 of the Parramatta Local Environmental (LEP) 2011.

Council should be satisfied that a suitable funding mechanism is in place to obtain developer contributions on an equitable basis towards regional transport infrastructure upgrades to support future growth associated with the multiple planning proposals across the Parramatta CBD.

Thank you for the opportunity to provide advice on the subject planning proposal. Should you have any questions or further enquiries in relation to this matter, Ilyas Karaman would be pleased to take your call on phone 0447 212 764 or email: development.sydney@rms.nsw.gov.au

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'R. Davis', with a stylized flourish at the end.

Rachel Davis
Senior Strategic Land Use Coordinator
Sydney Planning, Sydney Division