

Jazmin van Veen  
Department of Planning, Industry and  
Environment  
GPO Box 39  
SYDNEY NSW 2001

<b>Your Reference</b>	PP_2017_COPAR_011_00
<b>Our Reference</b>	RZ/21/2015
<b>Contact</b>	Felicity Roberts
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17 July 2020

Dear Ms van Veen

**RE: For Finalisation – Parramatta Local Environmental Plan 2011 Amendment No.56**

I am writing to you to submit via the NSW Planning Portal a Planning Proposal seeking to amend the Parramatta Local Environmental Plan 2011 as it applies to land at 20 Macquarie Street, Parramatta and other related documents.

Council at its meeting on 11 May 2020 considered the Planning Proposal and resolved:

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific DCP and draft Planning Agreement.
- (b) **That** Council endorse the Planning Proposal provided at **Attachment 3** which seeks to:
- Increase the maximum height of buildings from 36 metres (approximately 11 storeys) to 90 metres (approximately 29 storeys) and maximum floor space ratio from 4:1 to 10:1;
  - Include a site-specific clause requiring development on the subject site to comply with the FSR sliding-scale provisions except if the development is for a hotel or a motel and subject to the following provisions:
    - (i) the sliding-scale exemption only applies if all the floor space in the building is used for a hotel or motel and ancillary related uses; and
    - (ii) no floor space in a building developed for a hotel or motel under the site-specific clause can be used for or converted to serviced apartments or residential accommodation;
  - Include maximum car parking rates consistent with Council's resolution of 10 April 2017;

**Contact us:**

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*and forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed by Council and the applicant.*

- (c) **That** Council re-exhibit the draft site-specific DCP as amended at **Attachment 4** and that the results of the exhibition be reported to Council.*
- (d) **That** Council authorise the Chief Executive Officer to re-enter negotiations with the applicant to seek to amend the draft Planning Agreement at **Attachment 5** to secure a right of way over the two metre setback on Marsden Street for the benefit of Council for the purpose of 24 hour pedestrian access.*
- (e) **That** Council authorise the Chief Executive Officer to re-exhibit any such amendment to the draft Planning Agreement and that the results of re-exhibition be reported to Council.*
- (f) **That** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal, DCP and Planning Agreement.*
- (g) **Further, that** Council note the advice of the Local Planning Panel (provided at **Attachment 2**) is consistent with the recommendation of Council Officers.*

The Planning Proposal document and relevant materials to support its finalisation are submitted in conjunction with this letter. Maps and a Map Cover Sheet (MCS) have not yet been prepared as the timing and order for finalisation of this Planning Proposal is yet to be determined.

As advised by Robert Cologna via email dated 25 March 2020, the Planning Proposal received a submission from the State Emergency Service. In summary, the SES position is that the development is not ideal considering the flood risk in the area when there are other locations with lower flood risk in the CBD. They consider that this will place more people at risk from the impacts and effects of flooding who may need to be rescued by the NSW SES. A copy of the submission is included with the supporting documentation. I understand that the Department may consider this to be an unresolved Agency objection requiring closer consideration.

Council was not granted plan-making delegation for this Planning Proposal and it is requested that the Department of Planning, Industry and Environment prepare a draft instrument in accordance with Section 3.36 of the EP&A Act 1979. As previously advised

to DPIE staff, the amendment number assigned to this Planning Proposal by Council Officers is Amendment No. 56.

As noted in the above resolution, Council also requests that the final notification on the relevant Government website only be undertaken once Council confirms that the Planning Agreement has been signed and entered into and the site-specific DCP has been publicly exhibited and endorsed by Council.

Should you have any questions, please contact myself on the details provided above.

Regards,



**Felicity Roberts**  
Project Officer Land Use Planning