



PCU076054

Ann-Maree Carruthers
Director Metropolitan (Parramatta)
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

5 March 2019

Department of Planning
Received
13 MAR 2019

Scanning Room

Dear Ms. Carruthers

**Request for Gateway determination – 10 Valentine Avenue, Parramatta
(RZ/6/2018)**

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised that that at its Meeting of 17 December 2019, Council considered a report on the above planning proposal and resolved as follows:

- “(a) *That Council note the recommendation of the Local Planning Panel dated 28 November 2018 in relation to this matter as detailed below, noting that the Panel’s recommendation is consistent with the Council Officer’s recommendation to support the proposal.*
- (b) *That Council endorse the Planning Proposal included at **Attachment 2** which seeks to amend the PLEP 2011 by:*
- a. *Increasing the FSR on the Floor Space Ratio Map from 6:1 to 10:1;*
 - b. *Amending the Height of Buildings Map by removing the 54 metres height limit that currently applies to the site;*
 - c. *Inserting a site-specific clause that exempts office premises from the FSR calculation; and*
 - d. *Inserting a site-specific clause that prohibits the subdivision of the aboveground car parking;*

subject to the inclusion of a site-specific LEP clause that applies the maximum car parking rates endorsed as part of the CBD Planning Proposal.

- (c) *That Council authorises the Acting CEO to prepare and exhibit a site-specific DCP which provides for a maximum podium height at 25.0 metres AHD in accordance with the existing development consent (DA/841/2017). The DCP should also require the footpath design to be capable of being narrowed if Valentine Avenue is converted to two-way traffic in the future.*

Contact us:

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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 5pm, Monday to Friday.

FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretate nitong sulat, pakitawagan ang Serbisyo ng pag-iinterpretate sa Telepono (131 450) (Telephone Interpreter Service) at hilingin sa kanilang tawagan ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5n.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.

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- (d) **That** the Planning Proposal be forwarded to the Department of Planning and Environment with a request for a Gateway determination.
- (e) **That** Council advise the Department of Planning and Environment that the Acting CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (f) **Further, that** Council authorises the Acting CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during plan amendment processes.”

Please find enclosed the information required in accordance with the guidelines 'A Guide to Preparing Local Environmental Plans' together with Council's report on the matter. Should you have any questions, please contact Council's Project Officer, Felicity Roberts on 9806 5710.

Yours sincerely



Jonathon Carle
Manager - Land Use Planning