

Christine Gough
Department of Planning, Industry and Environment
4 Parramatta Square
PARRAMATTA NSW 2150

Our Reference	RZ/11/2016
Contact	Kieren Lawson
Telephone	02 9806 5879
Email	klawson@cityofparramatta.nsw.gov.au

22 June 2020

Dear Ms Gough

Gateway Request – Planning Proposal for land at 85-91 Thomas Street, Parramatta

Please find uploaded to the NSW Planning Portal a Planning Proposal seeking to amend the *Parramatta Local Environmental Plan 2011* as it relates to land at 85-91 Thomas Street, Parramatta.

Council at its meeting of 9 June 2020 considered the Planning Proposal and resolved as follows:

- (a) **That** Council endorse the Planning Proposal (at Attachment 1) for the purposes of seeking a Gateway Determination, for land at 85-91 Thomas Street, Parramatta which seeks to amend the *Parramatta Local Environmental Plan 2011* in relation to the subject site by:
1. Maintaining the R4 – High Density Residential zone for the developable part of the site (3,825sqm) and extending the RE1 – Public Recreation zone for the undevelopable land affected by the Natural Resources - Biodiversity control,
 2. Increasing the maximum Building Height (HOB) control from 11 metres to 22 metres across the R4 zoned part of the site, and removing the HOB control from the undevelopable land,
 3. Increasing the Floor Space Ratio (FSR) control from 0.8:1 to 1.3:1 across the R4 zoned part of the site, and removing the FSR control from the undevelopable land,
 4. Removing No.85 Thomas Street from the Land Reserved for Acquisition Map, subject to agreement being reached regarding the Planning Agreement referred to in (d) below.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry & Environment for a Gateway Determination.
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition.
- (d) **That** the CEO be authorised to negotiate a Planning Agreement on behalf of Council in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the draft site specific DCP and Planning Proposal.
- (e) **That** Council advises the Department of Planning, Industry & Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

- (f) **That** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.
- (g) **Further, that** Council note the advice of the Local Planning Panel (provided at Attachment 1) is consistent with Council officer's recommendation.
(Item 18.3, Resolution No. 2770)

Therefore, Council requests a Gateway Determination and that Council exercise its plan-making delegations in this instance, as per resolution (b) and (e) above. In accordance with this resolution, and the guidelines set in 'A Guide to Preparing Local Environmental Plans', see attached additional material for the Department's assessment so that a Gateway Determination can be issued.

Should you require any further information or wish to discuss this matter, please contact Kieren Lawson, Project Officer – Land Use Planning, on 9806 5879 or via email at klawson@cityofparramatta.nsw.gov.au.

Regards,



Kevin Kuo
Team Leader – City Planning

Attachments

1. Planning Proposal – 85-91 Thomas Street, Parramatta
2. Council Minutes & Report – 9 June 2020
3. LPP Minutes & Report – 19 May 2020
4. Concept Plans – 85-91 Thomas Street, Parramatta
5. Planning Agreement Offer - 85-91 Thomas Street, Parramatta