



Our Reference: RZ/5/2011
Contact: Jennifer Concato

Peter Goth
Department of Planning and Infrastructure
Sydney West Region
Locked Bag 5020
PARRAMATTA NSW 2124

29 November 2011

Dear Mr Goth,

**Planning Proposal for 220 & 222 Church Street & 48 Macquarie Street,
Parramatta - clarification of objective**

I am writing to clarify the intent of the Planning Proposal that relates to land at the above address which Council submitted to your Department on 10 November 2011. The premise of the Planning Proposal is to redistribute and increase the floor space ratio of the site to facilitate the future development of the site for the purposes of a commercial tower building including such possible uses as business, office and retail premises.

Revising the Planning Proposal at this point of time to clarify its intent would cause significant delay in its assessment and determination. Council therefore prefers and requests the Department to consider this letter as it assesses and determines the Planning Proposal at 'Gateway'. Subject to 'Gateway' determination, the Planning Proposal could then be amended to clarify its intent prior to its exhibition.

The sections of the Planning Proposal which require greater clarity prior to its exhibition should be revised to reflect the following concepts:

Part 1 – Objectives or Intended Outcomes

To redistribute the floor space and concentrate it within the eastern portion of the site for the purposes of facilitating the development of the site for a commercial tower building.

Part 2 – Explanation of Provisions

The Planning Proposal is seeking amendment of the Parramatta City Centre LEP 2007 Floor Space Ratio Map in accordance with the proposed floor space ratio map shown at Appendix B only as it relates to the development of the site for a commercial tower building.

Part 3 – Justification

Given its strategic importance as Sydney's next CBD, it is imperative for the long term success of the City of Parramatta, that the planning controls ensure the provision of commercial floor space. This commercial floor space will, in turn, deliver employment opportunities which will strengthen Parramatta's key role as an employment destination and regional city as identified in the NSW Metropolitan Plan.

The Planning Proposal is consistent with the NSW Metropolitan Plan and draft West Central Subregional Strategy as well as the Parramatta Twenty 25 Plan and the Parramatta Economic Development Strategy 2011-2016.

The Urban Design Study undertaken of the land demonstrates that changes to existing FSRs as proposed by the Planning Proposal will support a built form outcome that is appropriate in the context of the site, is commercially viable and would generate a significant number of jobs thereby contributing towards the employment targets for the region, thus supporting the vitality and economic growth of Parramatta.

It is evident that the existing buildings on the land are reaching the end of their functional and economic life and there is an opportunity to redevelop the site to provide new and improved retail and office uses that can contribute towards reinforcing Parramatta's status as Sydney's second CBD. The current FSRs do not allow the full potential of the site to be reached. By redistributing and adjusting the FSRs, land will be able to deliver the economic benefits that are expected under the Parramatta City Centre LEP, Parramatta Economic Development Strategy and NSW Metropolitan Plan.

I trust this clarifies the intention of the Planning Proposal. Should you wish to discuss this further please contact Jennifer Concato, A/Manager Land Use Planning.

Yours sincerely



Sue Weatherley
Group Manager Outcomes and Development