



PCU074503



Our Reference: RZ/17/2016
Contact: Paul Kennedy
Telephone: 9806 5093

23 April 2018

Ms Ann-Maree Carruthers
Director, Sydney Region West
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001



Dear Ms Carruthers

Planning Proposal: 2 Sorrell Street, Parramatta

Please find attached a Planning Proposal for land at 2 Sorrell Street, Parramatta submitted to the Department of Planning and Environment for a Gateway determination. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 to increase the maximum permissible height and floor space ratio and to add a site-specific clause in relation to the subject site.

Council at its meeting on 9 April 2018 resolved:

- (a) **That** Council endorse the Planning Proposal for the land included at 2 Sorrell Street, Parramatta (included as **Attachment 1**) which seeks the following amendments to Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site:
- Amend the maximum building height in the Height of Buildings Map from 24m to 60m (17 storeys).
 - Amend the maximum FSR in the Floor Space Ratio Map from 4:1 to 5.2:1.
 - Add a site- specific clause under Part 7 (Additional Local Provisions – Parramatta City Centre) which addresses the following:
 - Provision outlining that 5.2:1 FSR is exclusive of Design Excellence bonus.
 - Provision outlining a maximum 6:1 FSR achievable including bonus for Design Excellence.
 - Requirement to demonstrate the southern bank of the Parramatta River is not overshadowed by development of the site.
 - Maximum parking rates, in line with the resolution of City of Parramatta Council on 10 April 2017 with regards to parking rates in the CBD Planning Proposal.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request the issuing of a Gateway Determination.
- (c) **That** the applicant be invited to negotiate a potential VPA for the subject site and that delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council. These negotiations shall be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3). The outcome of negotiations be reported back to Council prior to the draft VPA being placed on public exhibition.

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 5.00pm, Monday to Friday.

FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretar nitong sulat, pakitawagan ang Serbisyo ng Pag-iinterpretar sa Telepono (131 450)(Telephone Interpreter Service)at hilingin sa kanilang tawagan ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5.00n.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** a site-specific development control plan (DCP) be prepared and reported to Council prior to its public exhibition.
 - (e) **That**, pending the outcomes of the Gateway Determination and Council's consideration of the draft VPA, the Planning Proposal and draft DCP be placed on public exhibition concurrently.
 - (f) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
 - (g) **Further, that** Council grant delegated authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

In accordance with the Council resolution, Council requests to exercise its plan making delegations for this planning proposal. Please find attached a USB containing all relevant documentation.

If you have any queries in relation to this matter, please contact Paul Kennedy, Project Officer Land Use Planning on 9806 5093.

Yours sincerely



Bianca Lewis

A/Team Leader Land Use Planning