



Our Reference: RZ/15/2016 Contact: Sarah Baker Telephone: 9806 5321

Ms Catherine Van Laeren
Director Sydney Region West
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Department of Planning Received 2 6 JUN 2017

21 June 2017

Scanning Room

Dear Catherine,

Gateway Request - Planning Proposal for land at 12 Hassall St, Parramatta

Please find enclosed documentation supporting a gateway request to amend *Parramatta Local Environmental Plan 2011* as it applies to land at 12 Hassall St, Parramatta.

At its meeting of 13 June 2017, Council considered this Planning Proposal and resolved:

- (a) That Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 16 May 2017, and the IHAP's recommendation which supports the progression of the Planning Proposal for land at 12 Hassall Street, Parramatta.
- (b) That Council endorse the planning proposal to permit a maximum floor space ratio of a total of 15:1 and maximum height of 192 metres for land at 12 Hassall Street, Parramatta (contained in Attachment 1 of Attachment A of this report) for submission to the NSW Department of Planning and Environment requesting a Gateway Determination be issued.
- (c) **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, that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (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, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- (f) **That** Council advises the NSW 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 CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.



Council requests that it exercise its plan making delegations in this instance.

All relevant documentation pertaining to this Planning Proposal is provided on the accompanying CD.

If you have any queries, please contact Sarah Baker on 9806 5321 or email sbaker@cityofparramatta.nsw.gov.au.

Yours sincerely,

Neal McCarry

Team Leader - Land Use Planning

Attachments (electronic only)

- 1. Planning Proposal including draft site-specific clause
- 2. Urban Design Report
- 3. Council report 13 June 2017
- 4. Extract of minutes, Council Meeting 13 June 2017
- 5. IHAP report, 16 May 2017
- 6. Extract of minutes, IHAP Meeting 16 May 2017