

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

Our Reference	RZ/13/2018
Contact	Marko Rubcic
Telephone	9806 5864
Email	mrubcic@cityofparramatta.nsw.gov.au

25 March 2019

Dear Ms. Carruthers

Request for a Gateway Determination – 128 Marsden Street, Parramatta (RZ/13/2018)

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised that at its meeting of 11 March 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 19 February 2019 in relation to this matter as detailed below, noting that the Panel's recommendation amended part of the Council Officer's recommendation to support the proposal to address the Panel's preference that the existing colonnade not be infilled.
- (b) That the Planning Proposal to increase the maximum floor space ratio control from the existing 4.2:1 to the density in line with the city centre planning proposal of 6.4:1.
- (c) That Council endorse the Planning Proposal contained at Attachment 2 for land at 128 Marsden Street, Parramatta, subject to the following:
 - i. Amend the maximum floor space ratio control as per Clause (b) above;
 - ii. Rezone the site from B4 Mixed Use to B3 Commercial Core; and
 - iii. Include a site-specific clause to replace Clause 7.3 of the Parramatta Local Environmental Plan 2011 with an alternate clause that applies the maximum car parking rates previously endorsed by Council as part of the CBD Planning Proposal.
- (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 Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (f) Further, that Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during plan amendment processes.

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

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, Marko Rubcic on 9806 5864.

Regards,



Marko Rubcic
Land Use Project Officer