

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

Our Reference	RZ/4/2018
Contact	Paul Kennedy
Telephone	9806 5093
Email	pkennedy@cityofparramatta.nsw.gov.au

27 August 2019

Attention: Ms Christine Gough

Dear Ms Carruthers

Request for a Gateway Determination - Planning Proposal for 18 – 40 Anderson Street, Parramatta (RZ/4/2018)

Please find attached a Planning Proposal for land at 18 – 40 Anderson Street, Parramatta. Council would like to request a Gateway determination be issued for the Planning Proposal. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 to increase the maximum permissible height and floor space ratio and to add site-specific controls in relation to the subject site.

Council at its meeting on 12 August 2019 resolved:

- (a) *That Council note the recommendations of the Local Planning Panel dated 16 July 2019 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council officer's recommendation to support the amendments.*
- (b) *That Council endorse the proposed amendments to the Planning Proposal at 18 – 40 Anderson Street, Parramatta (included as Attachment 2) for the purposes of a Gateway Determination, in relation to the subject site:*
 - *Rezone the site from B5 Business Development to B4 Mixed Use;*
 - *Insert a site-specific provision requiring a minimum 3:1 non-residential FSR; and*
 - *Remove the proposed site-specific additional permitted use provisions allowing for residential accommodation and serviced apartments.*
- (c) *Further, that the amended Planning Proposal be forwarded to the Department of Planning and Environment with a request for a Gateway Determination to be issued.*

Contact us:

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Please note the enclosed Planning Proposal has been amended in accordance with the Department of Planning, Industry and Environment's request in the letter dated 28 May 2019. As outlined in the Council report of 12 August 2019, an agreed approach between all parties for the site was to amend the Planning Proposal to rezone the site to B4 Mixed Use instead of B3 Commercial Core which was the zone proposed in Council's previous Gateway request. Please also note the actual site-specific development outcome proposed under the updated Planning Proposal which includes residential accommodation was retained.

Also in accordance with the Council resolution, Council requests to exercise its plan making delegations for this planning proposal. Please find enclosed the information required in accordance with the guidelines 'A Guide to Preparing Local Environmental Plans' together with Council's reports on the matter. Should you have any questions, please contact Council's Project Officer, Paul Kennedy on 9806 5093.

Yours sincerely



Felicity Roberts
Project officer Land Use Planning