CITY OF PARRAMATTA

Christine Gough
Department of Planning, Industry and
Environment
4 Parramatta Square
PARRAMATTA NSW 2150

Our Reference	RZ/6/2019
Contact	Grace Haydon
Telephone	9806 8438
Email	ghaydon@cityofparramatta.nsw.gov.au

27 July 2020

Dear Ms Gough

RE: Planning Proposal at 8–14 Great Western Highway, Parramatta

Pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, please be advised that at its meeting 13 July 2020, Council reconsidered the above Planning Proposal and resolved as follows:

(a) *That Council endorse the Planning Proposal at Attachment 2 for the purpose of requesting a Gateway Determination for land at 8-14 Great Western Highway, Parramatta, which seeks to amend Parramatta Local Environment Plan 2011 (PLEP 2011) by way of:*
   i. *Increasing the height of building control from 28 metres to 211 metres;*
   ii. *Amending the controls so that the FSR which is to apply to the site is composed of mapped components and bonuses as follows:*
      a. *Mapped FSR increased from 3.5:1 to 10:1 of which a minimum of 1:1 FSR must be commercial uses;*
      b. *Design Excellence bonus (15% - 1.5:1);*
      c. *High Performing Buildings bonus (5% - 0.5:1);*
      d. *Opportunity Sites bonus (3:1);*
      e. *Unlimited commercial FSR above the 1:1 requirement; and*
   iii. *Insert a site-specific provision applying maximum car parking rates per the Parramatta CBD Strategic Transport Study.*
(b) *That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request a Gateway Determination be issued.*
(c) *That should a Gateway Determination be issued that structures the floor space ratio (FSR) and site specific clauses in an alternative way, that the Chief Executive Officer is authorised to make the necessary amendments to the Planning Proposal for the purposes of public exhibition, only where the total proposed FSR is unchanged.*
(d) *That should a Gateway Determination be issued, a site-specific Development Control Plan be prepared in accordance with the design principles contained within this report.*

(e) **That** *should a Gateway Determination be issued, the Chief Executive Officer be authorised to negotiate a Planning Agreement in accordance with Council's Planning Agreements Policy.*

(f) **That** *the draft site-specific Development Control Plan and draft Planning Agreement be reported to Council for endorsement prior to being publicly exhibited concurrently with the Planning Proposal.*

(g) **That** *Council request the Department of Planning, Industry and Environment to issue Council's Chief Executive Officer plan-making delegations for this Planning Proposal.*

(h) **That** *Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.*

(i) **Further, that** *Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 1) is consistent with the recommendations of this report.*

In accordance with this resolution and the guidelines set in 'A Guide to Preparing Local Environmental Plans', the following material is being submitted for the Department's assessment so that a Gateway Determination can be issued:

- **Attachment 1:** Planning Proposal for 8-14 Great Western Highway, Parramatta;

- **Attachment 2:** Appendix 1 – Urban Design Report;

- **Attachment 3:** Assessment report and minutes of the 19 May 2020 Parramatta Local Planning Panel;

- **Attachment 4:** Council Report and minutes of the 09 June 2020 ordinary Council meeting;

- **Attachment 5**: Rescission motion and minutes of the 13 July 2020 ordinary Council meeting

Should you have any questions during the assessment of this Planning Proposal, please feel free to contact me at the details provided above. Please note that as my working days are Mondays and Tuesdays, should you have questions regarding the Planning Proposal Wednesday – Friday please contact Marko Rubcic at MRubcic@cityofparramatta.nsw.gov.au.

Kind Regards,

Grace Haydon
Student Project Officer | City Planning and Design