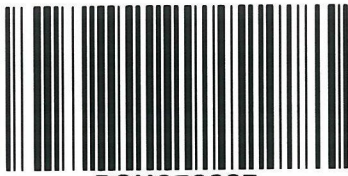




**CITY OF
PARRAMATTA**



PCU076305

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



Our Reference	RZ/26/2016
Contact	Amberley Moore
Telephone	02 9806 5115
Email	amoore@cityofparramatta.nsw.gov.au

Emailed to: simon.turner@planning.nsw.gov.au

18 April 2019

Dear Ann-Maree

RE: Gateway Request – Planning Proposal for land at 55-59 Kirby Street, Rydalmere

Please find attached a Planning Proposal seeking to amend the Parramatta Local Environmental Plan 2011 as it relates to the abovementioned land.

Council at its meeting of 11 March 2019 considered the Planning Proposal and resolved:

- a) **That** Council resolve to proceed with the Planning Proposal for land at 55-59 Kirby Street, Rydalmere to make the following amendments to Parramatta Local Environmental Plan (PLEP) 2011:
1. Rezone the site from IN1 General Industrial to R2 Low Density Residential
 2. Reduce the maximum height of buildings from 12m to 9m (2 storeys)
 3. Reduce the floor space ratio from 1:1 to 0.5:1
 4. Amend Schedule 1 Additional Permitted Uses within PLEP 2011 to permit café/restaurant, shops and office premises on 59 Kirby Street (Lot 20 DP 855339) only, providing adequate detail has been provided relating to the exact nature of the proposed uses.

For the following reasons:

- i. Consistency with the surrounding low-density residential context
 - ii. Distance from public transport and Ermington local centre
 - iii. Impacts on adjacent environmentally sensitive land
 - iv. Improved heritage interface
- b) **That** the planning proposal at Attachment 1 be amended to reflect (a) above with supporting planning justification and evidence.
- c) **That** the applicant be required to contribute towards future upgrades of the Victoria Road/Kirby Street intersection as identified by Transport for NSW (TfNSW)/Roads and Maritime Services (RMS) as part of current investigations being undertaken for the Victoria Road Corridor.

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



- d) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to the exhibition of the Planning Proposal addressing detailed design requirements for the site, including, but not limited to:
1. Heritage
 2. Interface with Upjohn House and Upjohn Park
 3. Built form
 4. Internal road network
- e) **That** the Applicant's Traffic Impact Assessment be updated to reflect the proposed scheme.
- f) **That** the Applicant be invited to make a Voluntary Planning Agreement (VPA) offer to Council and the Acting CEO be authorised to negotiate the VPA. The VPA is to be in addition to Section 7.12 contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the draft site specific DCP and Planning Proposal.
- g) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
- h) **That** Council advises the Department of Planning and Environment that the Acting CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- i) **Further, that** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

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

Should you require any further information or wish to discuss this matter, please contact Amberley Moore, Senior Project Officer – Land Use Planning, on 9806 5115 or via email at amoore@cityofparramatta.nsw.gov.au

Regards,

Kevin Kuo
Team Leader – Land Use Planning