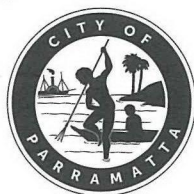




PCU070994



Our Reference: F2014/00181
Contact: Paul Kennedy
Telephone: 9806 5093

24 May 2017

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



Dear Ms Van Laeren

Planning Proposal: South Parramatta Heritage Conservation Area and Adjoining Areas

Please find attached a planning proposal seeking to reduce the extent of the South Parramatta Heritage Conservation Area (HCA) and introduce amended zoning, floor space ratio and building height provisions for the HCA and to also introduce amended floor space ratio and building height provisions for land on the north side of Boundary Street.

Council at its meeting on 10 April 2017 resolved:

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 21 March 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for the South Parramatta HCA and adjoining areas.
- (b) **That** Council endorses the planning proposal (which is included as Attachment 1 of Attachment A) to amend the Parramatta LEP 2011 subject to it being modified where necessary to be consistent with the IHAP recommendation which is for the planning proposal to propose the following amendments to the controls:
- (i) To reduce the extent of the Heritage Conservation Area (HCA) (see Figure 2 in Attachment A).
 - (ii) That for land within the reduced HCA the planning proposal will seek to:
 - amend the zoning from R3 Medium Density Residential to R2 Low Density Residential
 - reduce the permitted FSR from 0.8:1 to an FSR in the range of between 0.4:1 and 0.5:1.
 - reduce the permitted height from 11m to a height in the range of between 7.5m and 9m.
 - limit Torrens title subdivision.
 - (iii) That for land on the north side of Boundary Street (shown shaded orange in Figure 9 of Attachment A) the planning proposal will seek to:

ENGLISH

If you require interpretation assistance with this letter, please contact the Telephone Interpreter Service (131 450) and ask them to contact Council (9806 5050). Office hours are 8.30am to 5.00pm, Monday to Friday.

FILIPINO

Kung kailangan mo ng tulong sa pag-iinterpretar nitong sulat, pakitawagan ang Serbisyo ng Pag-iinterpretar sa Telepono (131 450) [Telephone Interpreter Service] at hilingin sa kanilang tagapag-ang Konseho (9806 5050). Oras ng Opisina ay 8.30n.u hanggang 5.00n.h, Lunes hanggang Biyernes.

CHINESE

如果您需要传译员协助才能看懂本信件，请联系电话传译员服务（131 450），然后要求他们联系市议会（9806 5050）。办公时间是星期一至星期五上午8时30分至下午5时。

ARABIC

إذا كنت بحاجة إلى مساعدة لتفسير محتوى هذه الرسالة، يرجى الاتصال بخدمة الترجمة الهاتفية (131 450) واطلب منهم الاتصال بالمجلس (9806 5050). ساعات العمل هي 8:30 صباحاً حتى 5:00 مساءً، من يوم الاثنين إلى يوم الجمعة.

HINDI

यदि आपको इस पत्र के लिए दुभाषिण की सहायता की आवश्यकता है, तो कृपया टेलीफोन दुभाषिया सेवा (131 450) से संपर्क करें और उनसे काउंसिल (9806 5050) से संपर्क कराने के लिए कहें. कार्य के घंटे हैं: सुबह 8:30 से शाम 5:00 बजे तक, सोमवार से शुक्रवार.

KOREAN

본 문서에 관해 통역의 도움이 필요하시면, 전화통역 서비스(131 450)로 연락해서 카운슬 전화(9806 5050) 연결을 요청하시기 바랍니다. 근무 시간은 월~금요일 오전 8시 30분부터 오후 5시까지입니다.

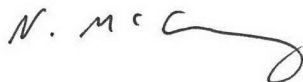
- increase the FSR from 0.8:1 to 1.2:1
- increase permitted building height from 11m to 14m

and forward for Gateway determination by the Department of Planning and Environment in accordance with section 56 of the Environmental Planning and Assessment Act 1979.

- (c) **That** upon receipt of the Gateway determination the planning proposal be placed on public exhibition for a period of 28 days subject to compliance with any conditions of the Gateway determination.
- (d) **That** Council advises NSW Department of Planning and Environment that the Interim General Manager will be exercising the plan making delegations for the planning proposal as authorised by Council on 26 November 2012.
- (e) **Further, that** Council authorises the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process.

As per the resolution, Council requests to exercise its plan making delegations for this planning proposal. Please find attached a CD containing all relevant documentation, including an informing heritage study. If you have any queries in relation to this matter, please contact Paul Kennedy, Project Officer Land Use Planning on 9806 5093.

Yours sincerely



Neal McCarry
Team Leader Land-Use Planning