



Jazmin van Veen, A/Director, Central (GPOP)
Central River City and Western Parkland City
Department of Planning, Industry and
Environment

Via email: jazmin.vanveen@planning.nsw.gov.au

Your Reference	PP_2019_COPAR_012_01
Our Reference	RZ/3/2018
Contact	Paul Kennedy
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5 November 2021

Dear Ms van Veen

**RE: Site-specific Planning Proposal: 163 – 165 George Street and 1 Purchase Street, Parramatta
(Department Ref: PP_2019_COPAR_012_01)**

Please find attached a Planning Proposal for land at 163 – 165 George Street and 1 Purchase Street, Parramatta submitted to the Department of Planning, Industry and Environment for finalisation. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 by providing for an increase in height of buildings and permitting an additional permitted use of public car parking.

Council at its meeting on 25 October 2021 resolved:

- (a) **That** Council notes the submissions made to the public exhibition of the Planning Proposal at 163-165 George Street and 1 Purchase Street, Parramatta, namely:
 - i. One community submission in support of the proposal.
 - ii. One State agency submission and supplementary responses objecting to the proposal (Transport for NSW).
 - iii. One State agency submission which did not object to the proposal, but did request additional work (Heritage NSW).
- (b) **That** Council approve for finalisation, the Planning Proposal for land at 163-165 George Street and 1 Purchase Street, Parramatta (provided at **Attachment 1**) which amends Parramatta Local Environmental Plan (LEP) 2011 as follows:
 - i. Amend the Height of Buildings Map from RL14m to RL21m only on the part of the site on which the proposed Cathedral is to be built, and insert provisions such that the Height of Buildings control for the part of the site with a mapped height of RL21m can be exceeded for the purposes of a steeple or similar, but only subject to certain conditions; and
 - ii. Amend Schedule 1 subclause 10 of the Parramatta LEP 2011 to include an additional permitted use for public car parking subject to ensuring that there is no vehicular access to this car park from George Street.
- (c) **That** in the event the Department of Planning, Industry and Environment (DPIE) advise Council that the proposed requirement for the public car park to only be accessed from Purchase Street cannot be included in the amendment without re-exhibition of the Planning Proposal, Council shall:-
 - i. Advise DPIE that the amendment should proceed to be finalised without the Purchase Street access requirement being included; and
 - ii. Delegate responsibility to the Chief Executive Officer to immediately prepare and endorse for exhibition a Draft Development Control Plan amendment that mandates that all access for the public car park be from Purchase Street. The exhibition

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outcomes should be reported to Council to allow Council to endorse the finalisation of the Draft Development Control Plan amendment.

- (d) **That** Council submit the Planning Proposal to the Department of Planning, Industry and Environment for finalisation.
- (e) **That** Council note the Local Planning Panel's advice (refer to **Attachment 2**) is consistent with the Council Officer's recommendation in this report.
- (f) **Further, that** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process.

In accordance with the Council resolution, Council requests that the Department:

- prepare a draft instrument under Section 3.36 of the Environmental Planning and Assessment Act 1979 as Amendment No. 60 to Parramatta LEP 2011.
- finalise the amendment without the requirement for the public car park to be only accessed from Purchase Street in the event that the Department advises Council that this requirement cannot be included in the LEP amendment without re-exhibition of the Planning Proposal.

You will be aware that the Gateway determination of 25 November 2019 provided for Council to be the plan-making authority for this Planning Proposal. However, as discussed with your officers it is acknowledged that Council cannot exercise this delegation due to the agency objection from Transport for NSW as well as an administrative error relating to map legibility in the exhibited Planning Proposal. Therefore, your Department is being requested to arrange finalisation.

To satisfy the objection from Transport for NSW, Council has included a provision to ensure that there is no vehicular access to the public car park from George Street. Transport for NSW officers have advised that it appreciates and supports the intent of this provision but seeks to be consulted on the detailed wording in the LEP amendment. It would be appreciated if you could consult with Transport for NSW officers as appropriate. The contact details of relevant Transport for NSW staff are as follows: Billy Yung, Senior Transport Planner on 0481 905 670 or at Billy.Yung@transport.nsw.gov.au or Mark Ozinga, Senior Manager Land Use Planning and Development on 0439 489 298 or Mark.Ozinga@transport.nsw.gov.au

The following information accompanies this letter: the Planning Proposal with appendices, Council and Local Planning Panel minutes and reports, copies of submissions received, together with PDF version of the map, Map Cover Sheet and spatial data files.

Should you have any queries, please contact me at the details listed on the front page of this letter.

Regards,



Paul Kennedy
Project Officer – Land Use Planning