



Our Reference: RZ/12/2015  
Contact: Joshua Coy  
Telephone: 9806 5287

21 February 2018

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

Attention: Ms Christine Gough  
Via email: [Christine.gough@planning.nsw.gov.au](mailto:Christine.gough@planning.nsw.gov.au)

Dear Ms Carruthers

**Gateway request – Planning Proposal for land at 18-22A Hunter Street and 23-29 Macquarie Street, Parramatta**

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 8 August 2016 resolved:

(a) **That** prior to the planning proposal being forwarded to the Department of Planning and Environment for gateway determination the applicant submit documentation indicating the Commonwealth Government's position on this proposal.

(b) **That** Council authorises the Interim General Manager to forward the planning proposal at Attachment 1 to the Department of Planning and Environment upon the receipt of confirmation that the Commonwealth Government raises no objection to the proposal proceeding. Noting that the planning proposal seeks to make the following site specific amendments to PLEP 2011:

- Increase the maximum floor space ratio from part 0.6:1, part 3:1 and part 6:1 to 10:1
- Increase the maximum height of buildings from 7m and 54m to 120m
- Insert a site specific clause restricting the maximum permissible floor plate of a tower on the site to 800m<sup>2</sup>.

(c) **That** when submitting the planning proposal in accordance with (b) above, Council advises the NSW Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.

(d) **That** should a gateway determination be issued; -

- The applicant will be requested to submit a site specific Development Control Plan (DCP) to be exhibited in conjunction with the planning

#### 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 tawagan 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 दुभाषिए 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.

proposal – subject to the DCP being endorsed by Council for public exhibition

- Council authorises the Interim General Manager to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit, which recognises the value uplift of the planning proposal.

(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 planning proposal, DCP and VPA amendment process.

Further, Council at its meeting of 27 November 2017 resolved:

(a) **That** Council notes that the Commonwealth has advised the proponent that it neither objects or supports the proposal.

(b) **That** the Council notes that the Commonwealth provisions of the EPBC Act 1999 will be implemented during a future DA process.

(c) **That** Council authorises the Chief Executive Officer to forward the planning proposal to the Department of Planning and Environment for a Gateway Determination to be issued; Council authorises the Interim General Manager to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit, which recognises the value uplift of the planning proposal.

(d) **Further, that** Council authorises the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the planning proposal, VPA amendment process.

Note that a complete set of documents will be forwarded to the Department in electronic form. Attached to this covering letter is Attachment 1 only, to assist the Department in commencing a Gateway Assessment.

If you have any queries in relation to this matter, please contact Joshua Coy, Project Officer Land Use Planning on 9806 5287.

Yours sincerely,



Robert Cologna  
**A/Service Manager Land Use Planning**

Attachments:

1. *Planning Proposal – 18-22A Hunter Street & 23-29 Macquarie Street, Parramatta (including appendices)*
2. *Report to Council, 8 August 2016*
3. *Extract of minutes, Council meeting 8 August 2016*
4. *Report to Council, 14 August 2017*
5. *Extract of minutes, 14 August 2017*
6. *Report to Council, 10 November 2017*
7. *Extract of minutes, 10 November 2017*
8. *Report to Council, 27 November 2017*
9. *Extract of minutes, 27 November 2017*