



Ms Sue Coleman
Acting Chief Executive Officer
City of Parramatta Council
PO Box 32
PARRAMATTA NSW 2150

Dear Ms Coleman *Sue*

Parramatta Local Environmental Plan 2011 (Amendment No 29)

I refer to the proposal to amend Parramatta Local Environmental Plan (LEP) 2011 to amend the development controls for land at 48 Macquarie Street and 220-230 Church Street, Parramatta by increasing the maximum mapped floor space ratio (FSR) to 10:1 (with a maximum commercial FSR of 12.5:1 including design excellence), removing site-specific provisions, increasing the maximum height to comply with a sun access plane to protect solar access to Parramatta Square and introducing a maximum car parking rate provision.

I am pleased to advise that as delegate of the Greater Sydney Commission, I have made the plan under section 3.36(2)(a) of the *Environmental Planning and Assessment Act 1979*, and under section 3.24(5) it will take effect when published on the NSW Legislation website.

In making this plan, Parramatta LEP 2011 requires that no additional overshadowing of Parramatta Square occurs between 12pm and 2pm. The protection of solar access to this public domain is an important outcome of the plan. I note that that the development controls under the LEP, coupled with the new mapped Area 3 on the height of buildings map, ensure that development cannot overshadow the protected area of Parramatta Square.

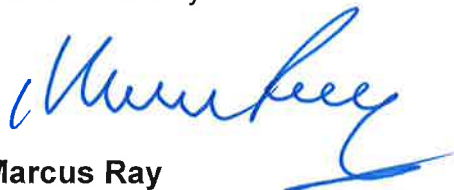
Council will need to consider the future expansion of Area 3 to continue to ensure the protection of solar access to Parramatta Square as planning controls evolve, particularly on land adjacent to land mapped Area 3 that could overshadow the protected area of Parramatta Square if the development controls on this land are increased. This approval should also be applied to any planning proposals that may cause overshadowing of the protected area of Parramatta Square that have not yet been submitted for a Gateway determination.

I note Council's request to allow minor overshadowing intrusions into the protected area of Parramatta Square. As the potential implications of this outcome are not known and have not been assessed, the Department of Planning and Environment

has not amended the LEP in this regard. Should Council wish to pursue this outcome, it could be considered in the planning proposals for 197 and 207 Church Street and 89 Marsden Street (PP_2016_PARRA_015_00) and 20 Macquarie Street (PP_2017_COPAR_011_00) or the Parramatta CBD planning proposal, which is with the Department for a Gateway determination.

Should you have any enquiries about this matter, I have arranged for Ms Christine Gough to assist you. Ms Gough can be contacted on 9860 1531.

Yours sincerely



Marcus Ray
Deputy Secretary
Planning Services

02/11/2018