



CITY OF PARRAMATTA



Our Reference: RZ/10/2015
Contact: Kimberley Beencke
Telephone: 9806 5049

Ms Rachel Cumming
Regional Director
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

11 January 2016

Dear Rachel,

Gateway request for planning proposal for land at 48 Macquarie Street and 220-230 Church Street, Parramatta

Please see attached a gateway request seeking a site specific amendment to Parramatta Local Environmental Plan 2011 to increase the FSR of land at 48 Macquarie Street and 220-230 Church Street, Parramatta, as well as delete Clause 7.2(3) and the related affectations on the Special Provisions Area Map.

Council at its meeting of 23 November 2015 resolved:

- (a) **That** Council endorse the planning proposal at Attachment 1 for 48 Macquarie Street & 220-230 Church Street, Parramatta subject to permit an FSR of 10:1 and remove Clause 22(4A) (and associated provisions contained on the Special Provisions Area Map) from Parramatta City Centre Local Environmental Plan 2007.
- (b) **That** the applicant provide a reference design providing an FSR within the range of 8-10.5:1, demonstrating compliance with the sun access provisions (Clause 29E of PCCLEP 2007) and the SEPP 65 Apartment Design Guide (ADG). That the CEO be delegated responsibility to consider the reference design provided by the applicant and determine the exact FSR that will be included in the Planning Proposal prior to it being forwarded to the Department of Planning and Environment seeking a Gateway determination.
- (c) **That** Council not support the applicant's proposed exemption from Clause 29E of Parramatta City Centre Local Environmental Plan 2007.
- (d) **That** Council advises the NSW Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.
- (e) **That** Council invite the proponent to make an offer of a Voluntary Planning Agreement (VPA) in relation to the planning proposal to deliver a public benefit.



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- (f) **That** delegated authority be given to the CEO to negotiate an FSR uplift from 8 to 10 with an appropriate cash component uplift in the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (g) **Further, that** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan amendment process.

In response to the resolution, Council forwards this planning proposal for gateway determination. Please find attached a CD containing all relevant documentation. If you have any queries please contact Kimberley Beencke on 9806 5049.

Yours sincerely

Neal McCarry
Team Leader Land Use Planning