



Our Reference: RZ/08/2017

Contact: Terry Agar

Telephone: 9806 9005

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

21 November 2017

Dear Catherine,

Gateway Request – Planning Proposal for land at 34-42 East Street, Granville

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 13 November 2017 considered the Planning Proposal and resolved:

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 17 October 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for 34-42 East Street, Granville.
- (b) **That** Council endorse the planning proposal for the subject land (which is contained within Attachment A and Attachment B of this report) which seeks to amend the Parramatta Local Environment Plan 2011 by:
 - 1. Increasing the maximum height of buildings on the site from 52m to 82m;
 - 2. Increasing the site's Floor Space Ratio from 3.5:1 to 6:1;
 - 3. Including a site specific provision that excludes enclosed balconies on the building façade facing the railway line from the Gross Floor Space calculation used for determining the Floor Space Ratio of a proposed building on the site;
 - 4. Requiring an appropriate design competition.
- (c) **That** the Planning Proposal be forwarded to the NSW Department of planning and Environment for Gateway Determination.
- (d) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal;
- (e) **That** the site-specific DCP be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.

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- (f) **That** Council advises the 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.
- (g) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment processes.

Council requests that it exercise its plan making delegations in this instance.

Should you require any further information or wish to discuss this matter, please contact me on 9806 9005 or via email
tagar@cityofparramatta.nsw.gov.au

Yours sincerely,



Kevin Kuo
Team Leader – Land Use Planning

Attachments (electronic only):

1. Planning Proposal – 34-42 East Street, Granville
2. Appendix 2 Preliminary Site Investigation
3. Appendix 3 Flood Impact Assessment Report
4. Appendix 4 Traffic Statement
5. Appendix 5 Heritage Impacts of Increased Height Statement
6. IHAP Report 17 October 2017
7. IHAP Resolution 17 October 2017
8. Council Report 13 November 2017
9. Council Resolution 13 November 2017