



PCU074491



Our Reference: RZ/20/2017  
Contact: Paul Kennedy  
Telephone: 9806 5093

23 April 2018

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

Department of Planning  
Received  
26 APR 2018  
Scanning Room

Dear Ms Carruthers

**Planning Proposal: 2-6 Hassall Street, Parramatta**

Please find attached a Planning Proposal for land at 2-6 Hassall Street, Parramatta submitted to the Department of Planning and Environment for a Gateway determination. The Planning Proposal seeks to amend Parramatta Local Environmental Plan 2011 to increase the maximum permissible height and floor space ratio and to add site-specific controls in relation to the subject site.

Council at its meeting on 9 April 2018 resolved:

- (a) **That** Council endorse the Planning Proposal for the land included at 2-6 Hassall Street, Parramatta (included as **Attachment 1**) which seeks the following amendments to Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site:
- Amend the maximum FSR in the Floor Space Ratio Map from 6:1 to 10:1.
  - Amend the maximum building height in the Height of Buildings Map from 72m to 86m (22 storeys).
  - Add a site-specific control to align with reduced car parking rates under the Parramatta CBD Strategic Transport Study.
  - Add a site specific control relating to high performing buildings and dual water systems in line with the Parramatta CBD PP.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
- (c) That a site specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition in relation to the building setback the draft DCP shall include the following setbacks
1. A minimum tower setback of 6m to Hassall Street
  2. A Minimum 6m tower setback to the Western Boundary to ensure an appropriate transition to the heritage listed Commercial Hotel
  3. A podium setback of 3m to the rear boundary and a tower setback of 3m from the podium edge as well as the east boundary.
- (d) **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.
- (e) **Further, that** Council grant delegated authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

In accordance with the Council resolution, Council requests to exercise its plan making delegations for this planning proposal. Please find attached a USB containing all relevant documentation.

If you have any queries in relation to this matter, please contact Paul Kennedy, Project Officer Land Use Planning on 9806 5093.

Yours sincerely



Bianca Lewis

**A/Team Leader Land Use Planning**