



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

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.

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 दुभाषिण 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.

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

