



Our Reference: RZ/20/2016
Contact: Kimberley Beencke
Telephone: 9806 5049

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

20 December 2016

Dear Catherine,

Gateway request for planning proposal for land at 153 Macquarie Street and Part 1A Civic Place, Parramatta

Please find enclosed documentation supporting a gateway request to make the following amendments to Parramatta Local Environmental Plan 2011 as it applies to land at 153 Macquarie Street and Part 1A Civic Place, Parramatta:

- Amend the maximum floor space ratio from 8:1 to allow a maximum GFA of 46,200sqm
- Remove the current maximum building height of 54m and allow the height to be determined by PLEP 2011 Clause 7.4 solar access provisions.

The following documentation is included in this submission:

1. Planning proposal
2. Urban design report
3. Independent Planner Assessment Report
4. Council report 19 December 2016
5. IHAP report 6 December 2016
6. Extract of minutes, IHAP meeting 6 December 2016

Council forwards this planning proposal for gateway determination. Please find attached a CD containing all relevant documentation with the exception of the minutes for the Council meeting of 19 December 2016 which will be emailed when they become available. If you have any queries please contact Kimberley Beencke on 9806 5049.

Yours sincerely

Neal McCarry
Team Leader Land Use Planning