



Christine Gough
Director, Central (GPOP)
Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Your Reference	PP-2020-4038
Our Reference	RZ/1/2020
Contact	Amberley Moore
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17 March 2021

Dear Christine,

Gateway Determination Request – Planning Proposal – 112 Wharf Road, 30 & 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington

Please be advised that all relevant documentation associated with this Planning Proposal has been uploaded to the Planning Portal.

Council at its meeting of 9 November 2020 considered the Planning Proposal and resolved:

- (a) ***That Council approve the Planning Proposal at Attachment 1 for the purposes of it being forwarded to the Department of Planning, Industry and Environment (DPIE) to request the issuing of a Gateway Determination which seeks to amend Parramatta Local Environmental Plan 2011 by:***
- Rezoning 112 Wharf Road, 32 Waratah Street and 82 Hughes Avenue from IN1 General Industrial to part R4 High Density Residential and part RE1 Public Recreation.*
 - Rezoning 30 Waratah Street from IN1 General Industrial to RE1 Public Recreation.*
 - Amending the maximum building height from 12m to a combination of 34m, 45m and 77m (approximately 8, 12 and 22 storeys respectively).*
 - Amending the Floor Space Ratio (FSR) on the East site from 1:1 to 1.66:1.*
 - Amending the FSR on the West site from 1:1 to 1.79:1.*
 - Inserting a site-specific provision in Part 6 Additional local provisions – generally of PLEP 2011 and amending the Additional Local Provisions map to include the land to ensure:*
 - That design excellence provisions be applicable to buildings of 55m and above in height without the provision of bonuses.*
 - A minimum of 1,000m² of non-residential floor space is to be provided within the site to serve the local retail and commercial needs of the incoming population.*
 - Amending the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council.*
 - Inserting provisions into PLEP 2011 to ensure that the number of dwellings approved at the development application stage aligns with the delivery of the required infrastructure as identified*

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by Council and in the Transport Management and Accessibility Plan (TMAP) as per the implementation plans endorsed by Council on 12 August 2019.

9. *Amending Schedule 1 Additional Permitted Uses to permit 'food and drink premises' in the R4 High Density Residential zone.*
- (b) **That** the Planning Proposal be forwarded to the DPIE for a Gateway determination.
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (d) **That** Council delegates authority to the CEO to commence negotiations to enter into a planning agreement with the applicant in relation to infrastructure provision required to support the proposal and that any planning agreement entered into is:
1. *in addition to developer contributions payable; and*
 2. *reported to Council prior to public exhibition.*
- (e) **That** the site-specific DCP and Planning Agreement be publicly exhibited concurrently with the Planning Proposal should Gateway determination be issued.
- (f) **That** Council advises the DPIE that the Chief Executive Officer will not be seeking to exercise the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (g) **That** Council note the Local Planning Panel's advice to Council is in support of the Planning Proposal (refer to **Attachment 1**), which is consistent with the Council Officer's recommendation in the report.
- (h) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

Given the resolution, Council requests a Gateway Determination be issued for the Planning Proposal in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

Please contact Amberley Moore, Senior Project Officer Land Use Planning on 9806 5115 or amoore@cityofparramatta.nsw.gov.au for any queries regarding this request.

Regards,



Michael Rogers
Manager Land Use Planning