

11 September, 2013

Regional Panels Secretariat - Joint Regional Planning Panels
GPO Box 39
Sydney NSW 2001

ATTN: Dean Hosking

BY EMAIL ONLY

Dear Dean,

**DEVELOPMENT APPLICATION 62/2013
143 AND 169 MACQUARIE STREET, PARRAMATTA (JRPP REFERENCE 2013SYW024)**

I refer to your email to Anthony Newland at Parramatta City Council regarding the above application.

Please find enclosed the legal advice referenced in the assessment report in relation to clause 29E (Sun Access) of the Parramatta City Centre Local Environmental Plan 2007.

Also enclosed is an updated Schedule of proposed conditions of consent (Issue R1 dated 11.9.13) for the application. The conditions have been altered following a review, in part arising from representations from the applicant. In summary the changes are:

Condition	Nature of revision
Condition 1 Approved plans	Two drawings have been changed to show the location of 'Driveway A'. The applicant however issued an entire, consolidated set, all dated 2.9.13. Condition 1 has been amended to refer to those most current drawings.
Condition 6 Location of dive structure	Date of referenced plans added
Condition 13 Section 94 contribution	The value of the contribution has been revised as a result of the CIV being adjusted.
Condition 27 Heritage Implementation Strategy	Minor change wording to specify the required outcomes from the Strategy
Condition 47 Driveway dimensions	Minor change wording - delete reference to dimensions of the driveway and add date of referenced plans
Condition 51 Smith Street parking bay	Condition amended to nominate dimension of required parking bay.
Advice	
New advice added	Need to obtain approval under the Roads Act 1993 prior to issue of a Construction Certificate, to address works in the road reserve, and the projections of upper level awnings over the road reserve.

Please contact me on 8270 3500 if you wish to discuss this matter further.

Yours Sincerely,

CITY PLAN STRATEGY AND DEVELOPMENT PTY LIMITED.



Brad Roeleven
Senior Project Planner