



Our Reference: RZ/15/2016
Contact: Sarah Baker
Telephone: 9806 5321

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

5 March 2018

Via email: Ann-Maree.Carruthers@planning.nsw.gov.au

Dear Ann-Maree,

Amended Planning Proposal for land at 12 Hassall St, Parramatta

Please find enclosed an amended Planning Proposal for 12 Hassall Street, Parramatta (**Attachment 1**). This Planning Proposal was originally lodged with the Department of Planning and Environment on 26 July 2017 (Department reference: PP_2017_COPAR_006_00).

At its meeting of 26 February 2018, Council considered this amended Planning Proposal and resolved (inter alia) as follows (copy of entire resolution at **Attachment 2**):

- (a) **That** Council endorse forwarding amended Planning Proposals for 12 Hassall Street, Parramatta to the Department of Planning and Environment in order to facilitate progression of Gateway Determinations;
- (b) **That** Council affirm that the planning outcomes which Council sought through the original proposed structure of these two Planning Proposals are unchanged;
- (c) **That** Council specifically reaffirm its position on these Planning Proposals as follows:
 - (i) **That** delegated authority be given to the CEO to negotiate Voluntary Planning Agreements (VPAs) with the respective landowners in relation to these Planning Proposals on behalf of Council, that these negotiations be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcomes of these negotiations be reported back to Council prior to public exhibition of the respective VPAs.
 - (ii) **That** site-specific Development Control Plan (DCPs) be prepared in association with these Planning Proposals and reported to Council prior to their public exhibition.

- (iii) **That**, pending the outcomes of the respective Gateway Determinations, the Planning Proposal, VPA and DCP for each be placed on public exhibition concurrently.
- (iv) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for these Planning Proposals as authorised by Council on 26 November 2012.
- (v) **That** Council grant delegated authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process for either of these Planning Proposals.

As discussed in the relevant Council report (refer **Attachment 3**), this Planning Proposal has been amended following advice from Department officers that a Gateway Determination would not be issued for this Planning Proposal in the form in which it was initially submitted prior to release of a Gateway Determination for the Parramatta CBD Planning Proposal. Therefore, this Planning Proposal has been amended to more closely reflect the structure of current *Parramatta Local Environmental Plan 2011*, and is submitted in an effort to facilitate release of a site-specific Gateway Determination, independent of release of a Gateway Determination for the Parramatta CBD Planning Proposal.

As noted in the resolution above and in the original Planning Proposal documentation forwarded to the Department, please note that Council requests that it exercise its plan making delegations in this instance.

If you have any queries, please contact Sarah Baker, Project Officer Land Use Planning, on 9806 5321 or email sbaker@cityofparramatta.nsw.gov.au.

Yours sincerely,



Robert Cologna
A/Service Manager Land Use Planning

Attachments (electronic only)

1. Amended Planning Proposal including draft site-specific clause
2. Extract of minutes, Council Meeting 26 February 2018
3. Council Report 26 February 2018

cc. Christine Gough, Specialist Planning Officer
Christine.Gough@planning.nsw.gov.au