

Christine Gough
Department of Planning, Industry and
Environment
GPO Box 39
SYDNEY NSW 2001

Your Reference	PP_2017_COPAR_001_00
Our Reference	RZ/13/2016
Contact	Marko Rubcic
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25 February 2020

Dear Ms Gough

RE: For Finalisation – Parramatta Local Environmental Plan 2011 Amendment No.47

Please find enclosed a Planning Proposal seeking to amend the Parramatta Local Environmental Plan 2011 as it applies to land at 470 Church Street, Parramatta.

Council at its meeting on 9 December 2019 considered the Planning Proposal and resolved:

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement, summarised and addressed at Attachment 3.
- (b) **That** Council endorse the Planning Proposal (provided at Attachment 4), which seeks to increase the maximum floor-space ratio (FSR) from 3:1 to 6:1 and increase the maximum building height from 24m to 80m for land at 470 Church Street, Parramatta, subject to including a site-specific clause to exclude operation of the sliding scale on the site.
- (c) **That** Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed.
- (d) **That** Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 5 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011.
- (e) **That** Council enter into the Planning Agreement as exhibited at Attachment 6 and authorise the Chief Executive Officer to sign the Planning Agreement.
- (f) **That** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal, Development Control Plan and Planning Agreement.
- (g) **Further, that** Council note the advice of the Local Planning Panel (provided at Attachment 2), is inconsistent with Council Officer's recommendations, as follows:
 - I. The Panel has advised Council to apply the floor space ratio sliding-scale which results in an effective floor space ratio of 5.6:1 on the site; and
 - II. The Panel has advised Council to amend the site-specific Development Control Plan so that the podium is reduced to a maximum of two storeys or seven metres.

Contact us:

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The Planning Proposal document and the Council Report & Minute for Item 18.2 of 9 December 2019 are submitted in conjunction with this letter. The spatial data files will be submitted via the Planning Portal shortly.

It should be noted that the Planning Proposal has been amended post-exhibition. The amendment relates to the inclusion of a site-specific clause to exclude operation of the FSR sliding-scale on the site. This matter is discussed in more detail in Paragraphs 10 to 14 in Attachment 1 of the provided Council Report.

In accordance with the Council resolution, Council request that the Department of Planning, Industry and Environment prepare a draft instrument under Section 59 of the EP&A Act 1979, as Amendment No.47.

Council also requests that as provided for in its resolution, that final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been signed and entered into.

Should you have any questions, please contact myself on the details provided above.

Regards,



Marko Rubcic
Project Officer Land Use Planning