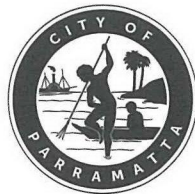




PCU069296



Our Reference: RZ/13/2016
Contact: Kimberley Beencke
Telephone: 9806 5049

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

24 January 2017

Dear Catherine,

Gateway request for planning proposal for land at 470 Church Street, 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 470 Church Street, Parramatta:

- Increase the maximum floor space ratio from 3:1 to 6:1 (6.9:1 with design excellence)
- Increase the current maximum building height of 24m to 80m

The following documentation is included in this submission:

1. Planning proposal with Urban design report and Traffic and Parking Analysis
2. Council report 19 December 2016
3. Extract of minutes, Council meeting 19 December 2016
4. IHAP report 6 December 2016
5. 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. If you have any queries please contact the undersigned on 9806 5049.

Yours sincerely

Kimberley Beencke
Project Officer - Land Use Planning

