

Matthew Rosel

From: Liam Frayne <LFrayne@parracity.nsw.gov.au>
Sent: Wednesday, 15 April 2015 11:45 AM
To: Matthew Rosel
Subject: RE: MP09_0167 MOD4, 4-45 Macquarie Street, Parramatta - Notification of receipt of Response to Submissions

Dear Matthew,

Council have reviewed the modified submission by the applicant, and the provided response to submissions. In general, Council would request that the Department consider our previous submission of 9 December 2014 as part of the further assessment of this application.

It is noted that the applicant has sought to specifically respond to two points raised in Council's prior correspondence. The first relates to the architecture of the southern elevation and the second relates to Council's request for consideration of additional public benefit given the further variations sought to the planning controls relating to the site.

In terms of the southern elevation, we do not consider that the submission provides sufficient information to allow us to determine the adequacy of the response. In particular, a spot section of the portion of the lower south wing (which now includes the upper level setback) would enable an assessment of the effectiveness of the proposed design solution in resolving Council's concern about the lack of compositional clarity of that elevation.

In terms of public benefit, it is requested that this concern form part of the assessment of the proposal, and it is left to the Department as the Consent Authority to make a determination as to whether the proposal provides sufficient public benefit to justify the further height and floor space departures proposed by the scheme.

I reiterate that Council raises no in-principle objection to the proposed modification. If the Department is of a mind to approve the application, it is requested that full consideration be given to the matters outlined in our previous letter of 9 December 2014 and the above during the assessment of the application.

Regards

Liam Frayne | Senior Development Assessment Officer | Development Assessment Services
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From: Matthew Rosel [<mailto:Matthew.Rosel@planning.nsw.gov.au>]
Sent: Thursday, 2 April 2015 2:28 PM
Subject: MP09_0167 MOD4, 4-45 Macquarie Street, Parramatta - Notification of receipt of Response to Submissions

Dear Mr Dyer,

The Department has received the applicant's Response to Submissions (RtS) report and associated plans for 4-45 Macquarie Street, Parramatta. The RtS details can be viewed on the Department's website:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=6662

I invite Council to provide comments on the proposal by **Thursday, 16 April 2015**. If Council has no comments to make, I would be grateful if you could confirm by return email.

Kind regards

Matthew Rosel

Senior Planner, Metropolitan Projects

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