



Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

29 June 2015

Dear Ms McNally

**Subject: Modification of Mixed Used Redevelopment at 330 Church Street, Parramatta
 (MP10-0171 MOD 6)**

I refer to the Department's letter dated 24 June 2015 referring the above modification application to the Planning Assessment Commission for determination. I constituted the Commission for the modification.

The modification seeks to increase the height of one of the two approved towers by 6 storeys to 39 storeys, with an associated increase in floor space, the addition of a child care centre, a reduction in the number of serviced apartments, an internal reconfiguration of retail and serviced apartment accommodation, and external alterations to elevations.

I note that Parramatta City Council was consulted on the application and supports the proposed modification subject to the Voluntary Planning Agreement (VPA) being updated, the addition of approval conditions relating to the loading dock area, the provision of a drop off and pick up area for the childcare centre, and consideration of direct access between the childcare centre and residential units on Level 4.

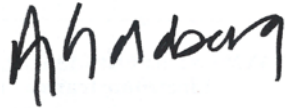
The Department has agreed and recommended a condition requiring an additional VPA for the modification, and additional conditions requiring a loading dock management plan and dock manager. The applicant has also amended its plans to convert six visitor basement parking spaces to shared child care drop off and visitor parking, and has confirmed that access between residential units on Level 4 and the child care centre could be incorporated as part of a future application for the fit out of the centre.

I note that the Department publicly exhibited the modification application and received only one public submission, which objected to the proposal and raised numerous concerns, including issues relating to loading dock arrangements, vehicular access and the design of the shared zone.

I am satisfied that the Department has adequately addressed these issues in its assessment and recommended appropriate conditions of approval.

Consequently, I have determined to approve the modification application, subject to the Department's recommended conditions. The signed instrument of approval and file (15/03900-2) are enclosed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Abigail Goldberg', written in a cursive style.

Abigail Goldberg
Acting Chair
Planning Assessment Commission

cc. The Hon. Rob Stokes, MP
 Minister for Planning
 GPO Box 5341
 SYDNEY NSW 2001