

- (d) **That** the preparation of the TMAP proceed and the outcomes be reported to Council prior to the exhibition of the Planning Proposal to allow Council to endorse the FSR and building height limits to be included in the exhibition material prior to exhibition.
- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (f) **That** Council officers proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a Voluntary Planning Agreement (VPA) with the proponents in relation to the Planning Proposal on the basis that any VPA entered in to is in addition to Section 94A developer contributions payable.
- (g) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should Gateway determination be issued.
- (h) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012 and
- (i) **Further, that** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

11.12 SUBJECT Planning Proposal for land at 2 O'Connell Street
Parramatta

REFERENCE RZ/2/2017 - D05113484

REPORT OF Team Leader - Land Use Planning

674 RESOLVED (Chadwick)

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for the land at 2 O'Connell St, Parramatta.
- (b) **That** Council endorse the Planning Proposal for the land at 2 O'Connell Street Parramatta (which is contained within Attachment 1 of Attachment A of this report) subject to the following amendments being made:
 - a. Future controls proposed are consistent with Council's endorsed CBD Planning Proposal policy position with

respect to the mechanism of achieving an FSR of up to 15:1.

- b. An additional site specific provision is to be included to allow an FSR of 1.2:1 of commercial floor space to be permitted (above the 1:1 already mandated in the CBD PP) without the 1.2:1 being included in the maximum FSR for the site, as detailed in Attachment 2 of Attachment A and
 - c. To ensure it is consistent with standard formatting and policy content requirements for Planning Proposal documents.
 - d. A maximum height of building being applied to the site of 217m
- (c) **That** a revised alternate reference design be provided to Council at a maximum FSR of 15:1 that provides a 3.5m setback along the O'Connell Street frontage for the purposes of potential road widening.
- (d) **That** upon satisfaction of (b) & (c) above the Planning Proposal be forwarded to the Department of Planning and Environment requesting a Gateway determination be issued.
- (e) **That** delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council and that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (f) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (g) **That**, pending the outcomes of the Gateway Determination, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- (h) **That** Council advises the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012 and
- (i) **Further, that** Council grant delegated authority to the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.