



CITY OF PARRAMATTA

Our Reference: RZ/7/2015
Contact: Jacky Wilkes
Telephone: 9806 5496

Rachel Cumming
Director Metropolitan (Parramatta)
Department of Planning & Environment
PO Box 39
SYDNEY NSW 2001

17 August 2015

Dear Rachel,

Planning Proposal – 135 George Street and 118 Harris Street, Parramatta

Please find attached a planning proposal seeking to amend certain provisions relating to the above address in the *Parramatta City Centre LEP 2007*.

Council, at its meeting on 27 July 2015 resolved:

(a1) **That** Council endorses the planning proposal at Attachment 1 which seeks to amend the following controls in *Parramatta City Centre LEP 2007* for land at 135 George Street and 118 Harris Street, Parramatta:

- a. increase the height from 54 metres to 102 metres; and
- b. increase the floor space ratio from 4:1 to 7:1,

subject to the amendment in (a2) below.

(a2) **That** the planning proposal in Attachment 1 be amended to insert a clause (as detailed in the email (D03795224) forwarded to Councillors on this matter) as follows:-

"135 George Street and 118 Harris Street, Parramatta

(1) This clause applies to land at 135 George Street and 118 Harris Street, Parramatta comprising:

- (a) Lot 4 in DP 388895; and*
- (b) Lot 135 in DP 748984.*

(2) Despite clause 22, development consent may be granted to the erection of a building on land subject to this clause with a maximum floor space ratio of 7.47:1 (excluding any design excellence bonus granted pursuant to clause 22B).

(3) Development consent must not be granted under this clause unless the consent authority is satisfied that the development will include a standalone pub."

noting that when design excellence is taken account, the site would potentially be permitted to developed at an FSR of 8.47:1.

(a3) **That** the planning proposal included in Attachment 1 as amended above be forwarded to the Department of Planning and Environment for Gateway Determination.

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- (b) ***That*** Council grant delegated authority to the CEO to make any minor amendments and corrections of an administrative and non-policy nature that may arise during the plan making process.
- (c) ***That*** a site specific DCP be reported to Council prior to formal exhibition of the planning proposal.
- (d) ***That*** Council proceed with negotiations on a Voluntary Planning Agreement (VPA) with the applicant in relation to the planning proposal on the basis that any contribution in a VPA would be in addition to Section 94A contributions payable for the development.
- (e) ***That*** delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of the negotiations be reported back to Council.
- (f) ***Further, that*** the VPA and site specific DCP be exhibited in conjunction with the planning proposal or soon thereafter.

Council will be requesting to exercise its plan making delegations in this instance. Council will forward electronic copies of the planning proposal and supporting studies will be emailed directly to Lillian Charlesworth at lillian.charlesworth@planning.nsw.gov.au. If you have any queries in relation to this matter please contact Jacky Wilkes, Senior Project Officer – Land Use Planning on 9806 5496.

Yours sincerely



Kevin Kuo
Team Leader - Land Use Planning