

7.8 SUBJECT Planning Proposal for land at 107 George Street, Parramatta

REFERENCE RZ/16/2015 - D04177818

REPORT OF Project Officer Land Use

12 RESOLVED (Chadwick)

(a) **That** Council endorses the revised planning proposal contained at Attachment 1 to:

- ☐ exempt the site from Clause 7.2 sliding scale of PLEP 2011, permitting a maximum floor space ratio of 6:1 (6.9:1 with design excellence bonus);
- ☐ apply no height limit but apply Clause 7.6 Airspace Operations to this site to require consideration of Federal Government

airspace provisions;

- ☐ require 1:1 commercial floor space (included as part of the 6:1 FSR).

- (b) **That** a revised reference design be prepared by the applicant at an FSR of 6:1 and submitted to Council.
- (c) **That** Section 117 direction (flooding) be satisfactorily addressed prior to forwarding the planning proposal to the Department of Planning and Environment seeking gateway determination.
- (d) **That** the planning proposal as amended and revised reference design be forwarded to the Department of Planning and Environment for Gateway determination.
- (e) **That** Council advise the NSW 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.
- (f) **That** Council invite the applicant to submit a Voluntary Planning Agreement (VPA) consistent with the CBD Planning Proposal and Value Sharing Policy.
- (g) **That** delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition; and
- (h) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the plan amendment process.