

- and retain the current zone of IN1 General Industrial and current building height and FSR controls.
5. Amending the applicable maximum building height and FSR controls on the site subject to the outcomes of the TMAP.
 6. Insert a new local provision that includes a minimum non-residential floor space requirement on the site.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
 - (c) **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.
 - (d) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
 - (e) **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.
 - (f) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should Gateway determination be issued.
 - (g) **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.
 - (h) **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.

The decision of the panel was unanimous.

Note:

Mary Lynne Taylor declared a non-pecuniary interest in this item as Ms Taylor has previously worked with one of the applicants. She has not been involved in this matter nor has she discussed it in any way with the applicant and so remained in the room during debate and determination of this matter.

5.4 SUBJECT Planning Proposal - 23-27 Harold Street & 53 Sorrell Street, Parramatta

REFERENCE RZ/27/2015 - D04390614

Adam Byres spoke in favour of the recommendation.

66

DETERMINATION

That the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal for the land at 23-27 Harold Street and 53 Sorrell Street, Parramatta (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
 - 1. Increasing the maximum building height on part of the site from 11m (approx. 3 storeys) to 70m (approx. 22 storeys) at 23-27 Harold Street and retaining the maximum height of 11m at 53 Sorrell Street; and
 - 2. Increasing the maximum floor space ratio (FSR) on part of the site from 0.8:1 to 6:1 at 23-27 Harold Street and retaining the FSR of 0.6:1 at 53 Sorrell Street.
- (b) **That** the Planning Proposal be forwarded to the NSW Department of Planning and Environment for Gateway determination.
- (c) **That** the applicant be required to amend the supporting documentation to the Planning Proposal (i.e. Concept Plan, Urban Design Study and Statement of Heritage Impact) to reflect Council's position prior to public exhibition, should a Gateway Determination be issued.
- (d) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (e) **That** Council officers proceed with negotiations for a Voluntary Planning Agreement (VPA) with the applicant in relation to the Planning Proposal on the basis that any VPA entered into is in addition to Section 94A developer contributions payable and that negotiations be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3)
- (f) **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 concurrent public exhibition.
- (g) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should a 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.

- (i) **Further, that** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan- amendment process.

The decision of the panel was unanimous.

5.5 SUBJECT Planning Proposal for land at 2 O'Connell Street
 Parramatta
REFERENCE RZ/2/2017 - D05097030
REPORT OF Team Leader - Land Use Planning
PUBLIC ADDRESS

Adam Byres spoke in favour of the recommendation.

67 DETERMINATION

That the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal included as Attachment 1 subject to the document being amended to ensure that:-
- 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.
 - 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** and
 - To ensure it is consistent with standard formatting and policy content requirements for Planning Proposal documents.
 - That there is a maximum building height of 217m.
- (b) **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.
- (c) **That** upon satisfaction of (a) & (b) above the Planning Proposal be forwarded to the Department of Planning and Environment requesting a Gateway determination be issued.
- (d) **That** delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation