

- (e) **That** a report be presented to Council on the outcome of the exhibition where Council would then finalise its assessment on whether a variation to the Section 117 Ministerial Direction 7.3 'Parramatta Road Corridor Urban Transformation Strategy' demonstrates a better planning outcome than that identified within the PRCUTS and therefore should be supported; and whether an altered Gateway Determination will be required to remove Condition 7 of the Gateway Determination which requires compliance with the PRCUTS.
- (f) **That** the preparation of the following await the outcome of the exhibition of the Planning Proposal for the land at Parramatta Road, Albert Street, Victoria Street, and the railway line in Granville (formally 171-189 Parramatta Road) until the height and FSR sought under the Planning Proposal is determined as part of the exhibition process:
 - I. A Site Specific DCP for the land bound by Parramatta Road, Albert Street, Victoria Street and the Western Railway Line
 - II. A Draft VPA offer that delivers infrastructure provision commensurate with the additional community needs arising from development under the PRCUTS and the additional community benefit proposed in support of a non-compliant scheme.
- (g) **That** Council advise the applicant that the Draft Site Specific DCP and Draft VPA processes will need to be completed prior to the Planning Proposal being forwarded to the Department of Planning and Environment for finalisation.
- (h) **Further, that** Council authorises the Chief Executive Officer to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment processes.

11.8 SUBJECT Planning Proposal for land at 23-27 Harold Street and 53 Sorrell Street, Parramatta

REFERENCE RZ/27/2015 - D05094079

REPORT OF Project Officer Land Use

670 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 23-27 Harold St and 53 Sorrell St, Parramatta.
- (b) **That** Council endorse the Planning Proposal for the land at 23-27 Harold Street and 53 Sorrell Street, Parramatta (which is

contained within Attachment 1 of Attachment A of this report) 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.

- (c) **That** the Planning Proposal be forwarded to the NSW Department of Planning and Environment for Gateway determination.
- (d) **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.
- (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 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)
- (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 concurrent public exhibition.
- (h) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.
- (i) **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.
- (j) **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.

11.9 SUBJECT Result of Public Exhibition – Planning Proposal and Site Specific DCP for the land on the corner of Parramatta