

FOR ACTION

COUNCIL

19/12/2016

TO: Senior Project Officer - Land Use (Bianca Lewis)

Subject: Planning Proposal for land at 20-22 Macquarie Street, Parramatta
Target Date: 18/01/2017
Notes: Bianca for action please.
File Reference: <FOLDERNUMBER> D04525295

RESOLVED (Chadwick)

- (a) **That** Council considers the reports that were submitted to the Independent Hearing and Assessment Panel (IHAP) on 6 December 2016 (Attachment 1) and its recommendation (Attachment 2) which supports the progression of the Planning Proposal for the land at 20 Macquarie Street Parramatta.
- (b) **That** Council endorses the Planning Proposal (which is included as part of Attachment 1) subject to it being modified as follows:
- Provide an increase in FSR from 4:1 to 10:1 and an increase in height from 36 metres so not to result in any additional overshadowing of the public domain within Parramatta Square as defined in Figure 4.3.3.7.3 Parramatta Development Control Plan 2011 between 12pm and 2pm throughout the year and enable compliance with State Environmental Planning Policy 65 Apartment Design Guide;
 - The FSR is exclusive of design excellence and comprises a minimum of 1:1 commercial floorspace.
 - A height to be determined by the lodgement of a reference design as described in (c) and (d) below.
- (c) **That** the applicant provides a revised reference design, demonstrating compliance Item (b) above.
- (d) **That** the Interim General Manager be delegated responsibility to consider the reference design provided by the applicant and determine the exact height that will be included in the Planning Proposal prior to it being forwarded to the Department of Planning and Environment seeking a Gateway determination.
- (e) **That** if the reference design proposes a height greater than 156AHD the reference design will need to be supported by an Aeronautical Study to address the relevant Section 117 Direction prior to submission of the Planning Proposal to the Department of Planning and Environment.
- (f) **That** Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on the basis that any draft VPA entered into would be in addition to S94A Development Contributions.
- (g) **That** delegated authority be given to the Interim General Manager to negotiate the draft VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition.

- (h) **That** Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (i) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council.
- (j) **Further, that** the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.

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