

220 & 222 Church Street & 48 Macquarie Street Parramatta - FSR & HOB Provisions

Proposal Title : 220 & 222 Church Street & 48 Macquarie Street Parramatta - FSR & HOB Provisions

Proposal Summary : The Planning Proposal aims to amend the Parramatta City Centre LEP 2007 to re-distribute and increase the maximum allowable floor space ratio on land at 220 & 222 Church Street & 48 Macquarie Street, Parramatta to facilitate the development of a commercial tower on the Macquarie Street frontage.

PP Number : PP_2011_PARRA_003_00 Dop File No : 11/20554

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions : **1.1 Business and Industrial Zones**
 2.3 Heritage Conservation
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 4.3 Flood Prone Land
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes
 6.3 Site Specific Provisions
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : The Planning Proposal is considered a minor matter and it is recommended that it proceed with the following conditions:

1. Prior to exhibition the Council resubmit the planning proposal to the Regional Team with amended provisions limiting the advantages of the proposed FSR amendment to a commercial tower development only.
2. Subsequently be placed on exhibition for a period 28 days.
3. Council consult with the following agencies on the planning proposal: Office of Environment and Heritage; Integral Energy; Department of Transport - Roads and Traffic Authority; and Sydney Water.

Supporting Reasons : The Planning Proposal is a site specific amendment to the Parramatta City Centre LEP 2007 to amend the floor space controls to benefit a commercial development of the site only. This will enable a viable retail and commercial development to be realised that contributes to the long term economic success of the commercial core of Parramatta CBD.

Panel Recommendation

Recommendation Date : 08-Dec-2011 Gateway Recommendation : **Passed with Conditions**

Panel Recommendation : The Planning Proposal should proceed subject to the following conditions:

1. Following further consideration, Council is to amend the planning proposal to rezone the entire subject site to B3 Commercial Core prior to proceeding to public exhibition if it considers it is appropriate.
2. Council is to work with the Department's Regional Planning Team to develop appropriate site specific controls to ensure that the benefit of the proposed increased FSR is limited to achieving commercial orientated outcomes for the site. These outcomes are to be included in the public exhibition material.
3. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:

- (a) the planning proposal must be made publicly available for 28 days; and
- (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of A Guide to Preparing LEPs (Department of Planning 2009).

4. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:

- Office of Environment and Heritage (Heritage Branch)
- Integral Energy
- Department of Transport - Roads and Traffic Authority; and
- Sydney Water

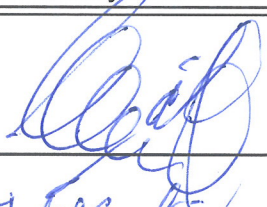
Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.

Signature:

Printed Name:



Neil McGaffin

Date:

19.12.11