

FOR ACTION

COUNCIL

9/04/2018

TO: Project Officer- Land Use Planning (Paul Kennedy)

Subject: Planning Proposal for land at 2 Sorrell Street, Parramatta
Target Date: 9/05/2018
Notes: Paul for action pls
File Reference: <FOLDERNUMBER> D06044643


RESOLVED (Esber/Han)

- (a) **That** Council endorse the Planning Proposal for the land included at 2 Sorrell Street, Parramatta (included as **Attachment 1**) which seeks the following amendments to Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site:
- Amend the maximum building height in the Height of Buildings Map from 24m to 60m (17 storeys).
 - Amend the maximum FSR in the Floor Space Ratio Map from 4:1 to 5.2:1.
 - Add a site- specific clause under Part 7 (Additional Local Provisions – Parramatta City Centre) which addresses the following:
 - Provision outlining that 5.2:1 FSR is exclusive of Design Excellence bonus.
 - Provision outlining a maximum 6:1 FSR achievable including bonus for Design Excellence.
 - Requirement to demonstrate the southern bank of the Parramatta River is not overshadowed by development of the site.
 - Maximum parking rates, in line with the resolution of City of Parramatta Council on 10 April 2017 with regards to parking rates in the CBD Planning Proposal.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request the issuing of a Gateway Determination.
- (c) **That** the applicant be invited to negotiate a potential VPA for the subject site and that delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council. These negotiations shall be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3). The outcome of negotiations be reported back to Council prior to the draft VPA being placed on public exhibition.
- (d) **That** a site-specific development control plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (e) **That**, pending the outcomes of the Gateway Determination and Council's consideration of the draft VPA, the Planning Proposal and draft DCP be placed on public exhibition concurrently.
- (f) **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.

- (g) **Further, that** Council grant delegated authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

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