

FOR ACTION

LOCAL PLANNING PANEL

18/12/2018

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

Subject: Gateway request – Planning Proposal – 18 – 40 Anderson Street, Parramatta
Target Date: 17/01/2019
Notes: Paul, for your action
File Reference: <FOLDERNUMBER> D06537300

DETERMINATION

That the Local Planning Panel recommend to Council:

- (a) **That** Council endorse the Planning Proposal at 18 – 40 Anderson Street, Parramatta (included as **Attachment 1**) for the purposes of a Gateway Determination, which seeks the following amendments to Parramatta Local Environmental Plan (LEP) 2011 in relation to the subject site:
- Rezone the site from B5 Business Development to B3 Commercial Core; Amend the maximum building height in the Height of Buildings Map from 14 metres to part 120 metres and part 0 metres;
 - Amend the maximum floor space ratio (FSR) on the Floor Space Ratio Map from 4:1 to 6:1;
 - Add a site-specific clause under Schedule 1 Additional Permitted Uses which addresses the following:
 - Add ‘residential accommodation’ and ‘serviced apartments’ as additional permitted uses and include a provision limiting those additional permitted uses to a maximum FSR of 3:1 (and up to 3.9:1 FSR with design excellence) and subject to a minimum FSR of 3:1 being provided as non-residential floor space;
 - Requirement to demonstrate Jubilee Park is not overshadowed by development of the site;
 - Reduced car parking rates in line with the Parramatta CBD Strategic Transport Study; and
 - High performing building bonus and Dual Piping.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment to request the issuing of a Gateway Determination, noting that prior to public exhibition:
- issues relating to flood mitigation and risk assessment to be dealt with and if necessary the Planning Proposal will be amended; and
 - a revised reference design will be finalised that addresses flood mitigation and urban design issues discussed in this report.
- (c) **That** a site-specific development control plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (d) **That** the applicant be invited to negotiate a potential Planning Agreement for the subject site and that delegated authority be given to the Chief Executive Officer to negotiate a Planning Agreement with the landowner in relation to the Planning

Proposal on behalf of Council. The outcome of negotiations shall be reported back to Council prior to the draft Planning Agreement being placed on public exhibition.

- (e) **That** Council advises the Department of Planning and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (f) **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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