

FOR ACTION

COUNCIL

11/02/2019

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

Subject: Gateway Request – Planning Proposal – 18 – 40 Anderson Street, Parramatta
Target Date: 13/03/2019
Notes:
File Reference: <FOLDERNUMBER> D06585010

RESOLVED (Issa/Tyrrell)

- (a) **That** Council note the recommendation of the Local Planning Panel dated 18 December 2018 in relation to this matter as detailed below, but with minor inconsequential changes relating to the format of site-specific provisions and a requirement for all documents to be publicly exhibited concurrently, noting that the Panel's recommendation is consistent with the Council Officer's recommendation to support the proposal.
- (b) **That** Council endorse the Planning Proposal at 18 – 40 Anderson Street, Parramatta (included as **Attachment 2**) 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;
 - Amend Schedule 1 Additional Permitted Uses to 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;
 - Add site-specific controls that provide for the following:
 - 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.
- (c) **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.
- (d) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition.

- (e) **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.
- (f) **That** the Planning Proposal, site-specific DCP and draft Planning Agreement be placed on public exhibition concurrently.
- (g) **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.
- (h) **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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