

FOR ACTION

COUNCIL

11/05/2020

TO: Project Officer Land Use (Kennedy, Paul)

Subject: FOR APPROVAL: Planning Proposal and draft Development Control Plan for land at 197 and 207 Church Street and 89 Marsden Street, Parramatta
Target Date: 10/06/2020
Notes:
File Reference: <FOLDERNUMBER> D07358670

RESOLVED (Esber/Zaiter)

- (a) **That** Council endorse the Planning Proposal for 197 and 207 Church Street and 89 Marsden Street, Parramatta for the purposes of public exhibition (included as Attachment 1), subject to the following amendments:
- Apply an FSR of 10:1
 - Apply a height of part 105m part 12m;
 - Include provisions that require a minimum 1:1 commercial floor space be provided in any redevelopment and allow for unlimited commercial floor space to be provided;
 - apply the full range of car parking rates specified in the current draft Parramatta CBD Planning Proposal; and
 - ensure it reflects the amendments requested by the Gateway Determination conditions excluding those described in (b) below.
- (b) **That** Council request that amendments be made to the Gateway Determination to ensure that:
- The requirement to consult with relevant aeronautical agencies prior to exhibition is no longer required;
 - It is clear that the clause implementing the solar access protections requested in the Gateway conditions has already been implemented via a separate Planning Proposal. No further amendments are proposed to be made to the solar access clause notwithstanding some changes may be required to the height of buildings map; and
 - The requirement for a satisfactory arrangements clause seeking contributions to fund state provided public infrastructure be removed.
- (c) **That** Council endorse the draft Development Control Plan (DCP) at Attachment 2 for public exhibition, subject to amendments contained in Attachment 5 of this report.
- (d) **That** delegated authority be given to the Chief Executive Officer (CEO) to negotiate and endorse for exhibition a draft Planning Agreement that takes into consideration the Applicant's letter of offer (Attachment 6) and the following negotiating position:
- consistent with Council's Planning Agreements Policy and draft framework relating to Community Infrastructure in the Parramatta CBD;
 - require any contribution payable to be based on the Community Infrastructure policy in place at the time the contribution is paid rather than the current rate;
 - secure a 2m right of public access over the 2m ground floor setback along Marsden Street.

- (e) **That** Council grant delegated authority to the CEO to correct any minor anomalies to the Planning Proposal and draft DCP that may arise during the amendment process.
- (f) **That** Council no longer require an international design competition to be run for the subject site.
- (g) **Further, that** the Planning Proposal, draft DCP and draft Planning Agreement be publicly exhibited concurrently and the outcome of the public exhibition be reported back to Council.

DIVISION A division was called, the result being:-

AYES: Councillors Barrak, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter

NOES: Councillor Bradley

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