

FOR ACTION

COUNCIL

9/12/2019

TO: Project Officer, Land Use Planning (Rubcic, Marko)

Subject: FOR APPROVAL: Post Exhibition Outcomes - Planning Proposal for land at 470 Church Street Parramatta (Deferred Item)
Target Date: 8/01/2020
Notes:
File Reference: <FOLDERNUMBER> D07113078

RESOLVED (Issa/Esber)

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement, summarised and addressed at Attachment 3.
- (b) **That** Council endorse the Planning Proposal (provided at Attachment 4), which seeks to increase the maximum floor-space ratio (FSR) from 3:1 to 6:1 and increase the maximum building height from 24m to 80m for land at 470 Church Street, Parramatta, subject to including a site-specific clause to exclude operation of the sliding scale on the site.
- (c) **That** Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed.
- (d) **That** Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 5 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011.
- (e) **That** Council enter into the Planning Agreement as exhibited at Attachment 6 and authorise the Chief Executive Officer to sign the Planning Agreement.
- (f) **That** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal, Development Control Plan and Planning Agreement.
- (g) **Further, that** Council note the advice of the Local Planning Panel (provided at Attachment 2), is inconsistent with Council Officer's recommendations, as follows:
 - The Panel has advised Council to apply the floor space ratio sliding-scale which results in an effective floor space ratio of 5.6:1 on the site; and
 - The Panel has advised Council to amend the site-specific Development Control Plan so that the podium is reduced to a maximum of two storeys or seven metres.

Note: A Notice of Motion of Rescission was submitted during the meeting in relation to this matter.

INFORMATION ONLY

COUNCIL

16/12/2019

TO: Project Officer, Land Use Planning (Rubcic, Marko)

Subject: SUPPLEMENTARY ITEM: RESCISSION MOTION: Post Exhibition Outcomes
- Planning Proposal for land at 470 Church Street Parramatta

Target Date:

Notes:

File Reference: <FOLDERNUMBER> D07166188

MOTION (Barrak/Bradley)

That the resolution of the Council Meeting held on 9 December 2019 in relation to Item 18.2 Post Exhibition Outcomes – Planning Proposal for land at 470 Church Street Parramatta, namely:

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement, summarised and addressed at Attachment 3.
- (b) **That** Council endorse the Planning Proposal (provided at Attachment 4), which seeks to increase the maximum floor-space ratio (FSR) from 3:1 to 6:1 and increase the maximum building height from 24m to 80m for land at 470 Church Street, Parramatta, subject to including a site-specific clause to exclude operation of the sliding scale on the site.
- (c) **That** Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed.
- (d) **That** Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 5 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011.
- (e) **That** Council enter into the Planning Agreement as exhibited at Attachment 6 and authorise the Chief Executive Officer to sign the Planning Agreement.
- (f) **That** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal, Development Control Plan and Planning Agreement.
- (g) **Further, that** Council note the advice of the Local Planning Panel (provided at Attachment 2), is inconsistent with Council Officer's recommendations, as follows:
 - The Panel has advised Council to apply the floor space ratio sliding-scale which results in an effective floor space ratio of 5.6:1 on the site; and

- The Panel has advised Council to amend the site-specific Development Control Plan so that the podium is reduced to a maximum of two storeys or seven metres.

be and is hereby rescinded.

The motion moved by Councillor Barrak and seconded by Councillor Bradley on being put was declared LOST.

DIVISION The result being:-

AYES: Cirs Barrak, Bradley, Davis, Pandey, Prociv and Wilson

NOES: Cirs Dwyer, Esber, Garrard, Issa, Jefferies, Tyrrell and Zaiter