

FOR ACTION

COUNCIL

11/10/2021

TO: Team Leader –Land Use Planning (Scully, Janelle)

Subject: FOR APPROVAL: Planning Proposal and associated processes - 355 & 375 Church St, Parramatta (Deferred Item)
Target Date: 10/11/2021
Notes:
File Reference: <FOLDERNUMBER> D08243011

RESOLVED (Wilson/Wearne)

- (a) **That** Council note the correspondence from the Department of Planning, Infrastructure and Environment (DPIE) summarised in this report regarding this Planning Proposal.
- (b) **That** the existing Planning Proposal for 355 – 375 Church Street, Parramatta, be amended to remove provisions consistent with the CBD Planning Proposal, while retaining the provision pertaining to a bespoke parking rate for takeaway food and drink premises at this site but that the proposed takeaway food and drink premises drive through facility be removed from the Planning Proposal.
- (c) **That** the amended Planning Proposal (as at **Attachment 1**) be resubmitted to the DPIE as a new Planning Proposal seeking a new Gateway determination.
- (d) **That**, pending a new Gateway determination from DPIE in line with the amendments outlined in (b) above, Council:
 - 1 advise DPIE that it no longer wishes to pursue the existing Planning Proposal process, as the amended Planning Proposal described above will replace it as a new Planning Proposal, and
 - 2 exhibit the Planning Proposal.
- (e) **That** negotiation of a Planning Agreement at this site cease, recognising that infrastructure contributions for this site will instead be made as part of a future Development Application (DA) in line with the relevant Contributions Plan in place for the CBD at that time.
- (f) **That** Council officers prepare a draft Development Control Plan (DCP) and it be endorsed under delegation by the Chief Executive Officer for the purpose of public exhibition in accordance with the following principles:
 - 1 Further defining the preferred two-tower scheme, including podium heights and tower setbacks, with a view to minimising any non-compliances with relevant Apartment Design Guide requirements but acknowledging that some non-compliances will remain;
 - 2 Establishing an appropriate relationship to, and mitigating impacts on, proximate heritage items;
 - 3. Resolving traffic issues (including sightlines, vehicle queueing, pedestrian safety and minimising any impact of the development on Parramatta Light Rail

and the surrounding road network, including restricting turning right from Victoria Road into the site);

4. Requiring that no drive-through facility is provided at the site;
 5. Establishing an appropriate relationship to the 385 Church Street isolated site (including built form controls for an unamalgamated scenario, and a direction for an amalgamated scenario that maintains the two towers while seeking to increase inter-building separation and tower setbacks);
 6. Appropriately managing the environmental quality impacts of the proposed podium uses (particularly noise, air pollution and odour);
 7. Ensuring that footpath widening and the “notch” in the centre of the site are marked appropriately in the DCP to support future public access;
 8. Ensuring the building appropriately addresses the potential future through-block link;
 9. Require a comprehensive Crime Prevention through Environmental Design (CPTED) report at Development Application stage and ensure that building design implements CPTED principles; and
 10. Ensuring that podium landscaping makes a positive contribution to public and private domain.
- (g) **That**, prior to exhibition of the draft DCP, Council consult with the landowners of 385 Church Street on the draft DCP about the controls pertaining to their land.
- (h) **That** the exhibition of the Planning Proposal and DCP need not occur concurrently.
- (i) **Further, that** Council delegates to the Chief Executive Officer to make any changes of a minor, administrative and/or non-policy nature that may arise during progression of the relevant Planning Proposal.

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