

15. GREEN

15.1 SUBJECT FOR APPROVAL: Parramatta CBD Planning Proposal - Response to Gateway Determination Conditions

REFERENCE F2018/03742 - D07056509

REPORT OF Team Leader –Land Use Planning

MOTION (Tyrrell/Jefferies)

- (a) **That** Council endorse the updated draft Parramatta CBD Planning Proposal (“Proposal”) informed by technical studies contained at Attachment 2 for the purposes of consultation with State agencies, and subject to the following amendments being incorporated:
- (i) Amend maximum building heights shown on both the base and incentive height of building maps as 243m (RL) to 211 m (RL) to account for the 15% design excellence bonus.
 - (ii) Amend the incentive height of building map for 295 Church Street, Parramatta to include a 211 m (RL) height limit for that portion of the site that was inadvertently left uncoloured.
 - (iii) Amend the incentive height of building map for the block bound by Station Street West, Raymond Street, Peace Lane and Raymond Lane, Parramatta from 72m to 80m, consistent with other 6:1 Incentive FSR sites in the Proposal.
 - (iv) Amend the base height of buildings map from 18m to 12m for the two sites at 83 Macquarie Street and eastern portion of 38 Hunter Street, Parramatta (to align with the rear boundary of 83 Macquarie Street) so as to ensure heritage significant views to St John’s Church from Church Street (looking south) can be maintained.
 - (v) Amend the Proposal to include the sites at 7-11 Great Western Highway, Parramatta as they were inadvertently taken out as part of the removed area (as referenced in part (g) below), and reinstate draft controls for these sites as per the original Proposal endorsed by Council on 11 April 2016, including a zoning of B4 Mixed Use, Base Height of 12m, Incentive Height of 80m, Base FSR of 2:1 and Incentive FSR of 6:1.
- (b) **That** the CEO be authorised to make any minor amendments of a non-policy nature that are consistent with the intent of the draft Proposal and that may arise during the State agency consultation.
- (c) **That** subject to the outcome of consultation with State agencies being that only minor amendments of a non-policy nature are required, that the Proposal be forwarded on DPIE for approval for public exhibition.
- (d) **That** Council write to the DPIE with a request to amend the Gateway Determination in relation condition 1 (l) to:
- i. Update the condition to require the mesoscopic model and

- integrated transport plan be completed prior to the finalisation of the draft Proposal.
- ii. Update the condition to only require the Strategic Transport Study (endorsed in April 2017) for public exhibition.
- (e) **That** following approval from the DPIE, the Proposal be placed on public exhibition for a minimum period of 28 days.
 - (f) **That** the outcomes of public exhibition of the Proposal and the consideration of submissions are reported back to Council.
 - (g) **That** Council endorse the removal of the area south of the Proposal boundary, bound by Great Western Highway and north of Lennox and Lansdowne Streets, and east of Marsden Street, Parramatta from the Proposal, and that this area be included in the future work on the Planning Investigation Areas as per the Parramatta CBD Planning Strategy.
 - (h) **That** Council note that the draft Community Infrastructure Funding Study for the Parramatta CBD is currently underway in response to Gateway conditions 1(m) iii-iv, and that it be reported to Council when finalised later in 2019.
 - (i) **Further, that** draft amendments to Parramatta Development Control Plan to support the Proposal, and a draft Infrastructure Strategy (incorporating a development guideline for the provision of community infrastructure and new contributions plan) be reported to Council prior to public exhibition.

2455

AMENDMENT (Bradley/Davis)

- (a) **That** Council endorse the updated draft Parramatta CBD Planning Proposal ("Proposal") informed by technical studies contained at **Attachment 2** for the purposes of consultation with State agencies, and subject to the following amendments being incorporated:
 - (i) Amend maximum building heights shown on both the base and incentive height of building maps as 243m (RL) to 211m (RL) to account for the 15% design excellence bonus.
 - (ii) Amend the incentive height of building map for 295 Church Street, Parramatta to include a 211m (RL) height limit for that portion of the site that was inadvertently left uncoloured.
 - (iii) Amend the incentive height of building map for the block bound by Station Street West, Raymond Street, Peace Lane and Raymond Lane, Parramatta from 72m to 80m, consistent with other 6:1 Incentive FSR sites in the Proposal.
 - (iv) Amend the base height of buildings map from 18m to 12m for the two sites at 83 Macquarie Street and eastern portion of 38 Hunter Street, Parramatta (to align with the rear boundary of 83 Macquarie Street) so as to ensure heritage significant views to St John's Church from Church Street (looking south) can be maintained.
 - (v) Amend the Proposal to include the sites at 7-11 Great Western Highway, Parramatta as they were inadvertently taken out as part of the removed area (as referenced in part (g) below), and reinstate draft controls for these sites as per

- the original Proposal endorsed by Council on 11 April 2016, including a zoning of B4 Mixed Use, Base Height of 12m, Incentive Height of 80m, Base FSR of 2:1 and Incentive FSR of 6:1.
- (vi) Amend the Proposal so that the area of the Proposal north of Ross Street (adjacent to the Sorrell Street and North Parramatta Conservation Areas) is amended to adopt the FSR controls as recommended in the "*Heritage Study – CBD Planning Controls*" prepared by Urbis (December 2015) as Incentive FSRs, which includes FSRs of 0.6:1, 2:1, 3:1 and 6:1, and that the Incentive Heights be amended to 11m, 26m, 40m and 80m respectively to align accordingly with these FSRs.
 - (vii) Amend the Proposal so that the area zoned R4 High Density Residential (as shown on the Proposed Land Zoning Map) fronting Elizabeth Street, Parramatta is amended to adopt the FSR controls as recommended in the "*Heritage Study – CBD Planning Controls*" prepared by Urbis (December 2015) as Incentive FSRs, which includes FSRs of 0.8:1, 2:1 and 5.2:1, and that the Incentive Heights be amended to 11m, 26m and Solar Access Plane (to protect the Parramatta River Foreshore), respectively to align accordingly with these FSRs.
 - (viii) Amend the Proposal so as to remove the area zoned R4 High Density Residential (as shown on the Proposed Land Zoning Map) generally bounded by Lansdowne Street, Inkerman Street, Boundary Street and Church Street and that this area be included in the future work on the 'Planning Investigation Areas' as per the Parramatta CBD Planning Strategy.
- (b) **That** the CEO be authorised to make any minor amendments of a non-policy nature that are consistent with the intent of the draft Proposal and that may arise during the State agency consultation.
 - (c) **That** subject to the outcome of consultation with State agencies being that only minor amendments of a non-policy nature are required, that the Proposal be forwarded on DPIE for approval for public exhibition.
 - (d) **That** Council write to the DPIE with a request to amend the Gateway Determination in relation condition 1 (l) to:
 - i. Update the condition to require the mesoscopic model and integrated transport plan be completed prior to the finalisation of the draft Proposal.
 - ii. Update the condition to only require the Strategic Transport Study (endorsed in April 2017) for public exhibition.
 - (e) **That** following approval from the DPIE, the Proposal be placed on public exhibition for a minimum period of 28 days.
 - (f) **That** the outcomes of public exhibition of the Proposal and the consideration of submissions are reported back to Council.
 - (g) **That** Council endorse the removal of the area south of the Proposal boundary, bound by Great Western Highway and north of Lennox and Lansdowne Streets, and east of Marsden Street, Parramatta from the Proposal, and that this area be included in the

future work on the Planning Investigation Areas as per the Parramatta CBD Planning Strategy.

- (h) **That** Council note that the draft Community Infrastructure Funding Study for the Parramatta CBD is currently underway in response to Gateway conditions 1(m) iii-iv, and that it be reported to Council when finalised later in 2019.
- (i) **Further, that** draft amendments to Parramatta Development Control Plan to support the Proposal, and a draft Infrastructure Strategy (incorporating a development guideline for the provision of community infrastructure and new contributions plan) be reported to Council prior to public exhibition.

The Amendment moved by Councillor Bradley and seconded by Councillor Davis on being put was declared CARRIED.

DIVISION The result being:-

AYES: Ctrs Bradley, Davis, Pandey, Prociv, Wearne and Wilson

NOES: Ctrs Dwyer, Garrard, Han, Jefferies and Tyrrell

The Amendment then became the motion.

The motion moved by Councillor Bradley and seconded by Councillor Davis on being put was declared CARRIED.

DIVISION The result being:-

AYES: Ctrs Bradley, Dwyer, Garrard, Pandey, Prociv, Wearne and Wilson

NOES: Ctrs Dwyer, Han, Jefferies and Tyrrell

Note: A Notice of Motion of Rescission was lodged after the closure of the meeting in relation to this matter.