

RESCISSION MOTION

ITEM NUMBER	9.1
SUBJECT	RESCISSION MOTION: Parramatta CBD Planning Proposal Response to Gateway Determination Conditions
REFERENCE	F2018/03742 - D07117803
REPORT OF	Councillor

To be Moved by Councillor Bradley and seconded by Councillors Prociv and Wearne as per Rescission Motion form signed and submitted on 11 November 2019 after the close of the Council Meeting.

RECOMMENDATION

That the resolution of the Council Meeting held on 11 November 2019 in relation to Item 12.1 regarding the Parramatta CBD Planning Proposal – Response to Gateway Determination Conditions, namely:

- (a) **That** Council endorse the updated draft Parramatta CBD Planning Proposal (“Proposal”) informed by technical studies contained at **Attachment 2** (of Item 15.1 of the Council meeting held on 28 October 2019 – being the Draft Consolidated Parramatta CBD Planning Proposal – Response to Gateway Determination) 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.
- (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.

be and is hereby rescinded.

ATTACHMENTS:

1	Report to Council Meeting on 28 October 2019 on Parramatta CBD Planning Proposal - Response to Gateway Determination	183 Pages
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