

located on school grounds outside of school hours, to ensure that sports field provision better meets the needs of the projected population growth to 2041, as specified on pages 474 to 479 of the CIS.

- xii. Apply the recommendations of the CIS in negotiations of future voluntary planning agreements that include community infrastructure.
- xiii. Incorporate projects identified in the CIS into the development contributions plan harmonisation project, and subsequent updates.

- (f) **Further, that** the list of Scout and Guide Halls be reviewed to include all Council owned Scout and Guide Halls in the Local Government Area.

Note: Councillor Wilson requested that his name be recorded as having voted against the decision taken on this matter.

18.4 SUBJECT FOR APPROVAL: Gateway Request - Planning Proposal for 355 and 375 Church St, Parramatta

REFERENCE RZ/10/2018 - D07454213

REPORT OF Project Officer

2817 RESOLVED (Esber/Garrard)

- (a) **That** Council endorse for the purpose of forwarding to the Department of Planning, Industry and Environment (DPIE) with a request for a Gateway Determination the Planning Proposal included at Attachment 1 to amend *Parramatta LEP 2011* for land at 355 and 375 Church St, Parramatta as follows:

- 1) Apply the Prince Alfred Square Solar Access Plane as the height controls for this site and a requirement for a high performing buildings clause
- 2) Increase FSR from part 3:1/part 4:1 to 6:1 (exclusive of Design Excellence)
- 3) Apply maximum car parking rates as follows:
 - i. For floorspace used for the purposes of Take Away Food and Drink Premises: 1 space / 30 square metres of Gross Floor Area or 30 spaces (whichever is less). Noting that the Planning Proposal also includes a 5-year sunset clause for this parking rate, after which time this rate would revert to the rate contained in the Parramatta CBD Planning Proposal.
 - ii. For residential and other commercial floorspace not part of the use described in 3)(i): the rates which are currently contained in the Parramatta CBD Planning Proposal.

- (b) **That** Council advises DPIE that the Chief Executive Officer will not be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.

- (c) **That** a draft site-specific Development Control Plan (DCP) for the subject site be prepared that addresses matters including but not limited to:
- 1) Further defining the preferred two-tower scheme, including podium heights and tower setbacks, with a view to minimising any non-compliances with relevant ADG requirements;
 - 2) Relationship to and mitigating impacts on Heritage Items;
 - 3) Traffic issues such as sightlines, vehicle queuing, pedestrian safety and bicycle parking;
 - 4) Demonstrating adaptive re-use potential of drive-through facility and at least some of the parking spaces proposed;
 - 5) Active frontage requirements; and
 - 6) Relationship to 383 Church Street isolated site.
- (d) **That** the CEO be authorised to negotiate a draft Planning Agreement with the landowner in accordance with the Parramatta CBD Community Infrastructure framework and the following principles:
- 1) Dedication of footpath widening at the corner of Victoria Rd and Church St and of the small irregularly-shaped “notch” of land located in the centre of the city block (which would contribute to a future laneway running from Ross St to Victoria Rd), noting that Council’s policy on such dedications is to assign a nominal (\$1) value to such dedications, as the Applicant is receiving the benefit of the FSR from the dedicated land;
 - 2) A monetary contribution in line with the Parramatta CBD Community Infrastructure framework, noting that a potential use of some or all of this contribution for improvement of Prince Alfred Square should be explored as part of the negotiations (given the proximity of the site to the Square and that Council has recently completed a masterplan for it);
 - 3) Addressing the potential circumstance in which the rate in the Parramatta CBD Community Infrastructure Framework changes;
 - 4) Addressing the potential circumstance where this site proceeds in whole or in part as a non-residential use (in which case the framework would not apply to non-residential floorspace); and
 - 5) Addressing the potential circumstance in which Council decides not to proceed with the Community Infrastructure framework, and instead pursues amendments to its other contributions plans.
- (e) **That** the draft DCP and draft Planning Agreement are reported back to Council prior to their concurrent exhibition with the Planning Proposal.
- (f) **That** Council authorise the CEO to amend the Planning Proposal to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

- (g) **Further, that** Council note that the Parramatta Local Planning Panel's advice to Council (included in Attachment 1) is consistent with the recommendations of this report.

DIVISION A division was called, the results being:-

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

NOES: Councillors Davis and Wilson

Note:

1. **Councillor Garrard left the Chamber at 9.40pm and returned at 9.42pm during consideration of this matter.**
2. **Councillor Davis left the Chamber at 9.41pm and returned at 9.42pm during consideration of this matter.**

18.5 SUBJECT FOR APPROVAL: Gateway Request - Planning Proposal for 114 – 118 Harris St, Harris Park

REFERENCE RZ/9/2018 - D07470540

REPORT OF Project Officer Land Use

2818 RESOLVED (Issa/Tyrrell)

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment (DPIE) the Planning Proposal at 114–118, Harris Street, Harris Park (included as Attachment 1) which seeks the following amendments to Parramatta Local Environmental Plan 2011 in relation to the subject site:
1. Increase the maximum building height on the Height of Buildings Map from 54 metres (15 storeys) to 126 metres (32 storeys);
 2. Increase the maximum FSR on the Floor Space Ratio Map from 4:1 to 10:1;
 3. Inclusion of controls to deal with management of flooding including, but not limited to, provisions for safe refuge and ensure the building is capable of withstanding and does not obstruct flood flows; and
 4. Amend the Special Areas Provisions Map to identify the site and add site-specific controls that provide for the following:
 - a. Provision outlining that the mapped FSR of 10:1 is subject to the sliding scale requirements of Clause 7.2 of the draft LEP provisions of the Parramatta CBD Planning Proposal.
 - b. Requirement for minimum 1:1 commercial floor space.
 - c. Maximum parking rates, in line with the resolution of the City of Parramatta Council on 26 November 2019 with regard to parking rates in the Parramatta CBD Planning Proposal.