

**COM25-22      Report of the Planning, Transport and Environment Committee Meeting held on 28 July 2025**

(Report by the Group Manager City Strategic Planning)

That the Recommendations within Item COM25-22, the Report of the Planning, Transport and Environment Committee Meeting held on 28 July 2025, being for Items PTE25-29, PTE25-30 and PTE25-31 as detailed below, be adopted by Council, noting that Item PTE25-32 will be considered and voted on separately.

**i.      PTE25-29 Finalisation of Planning Proposal, Planning Agreement and Site-Specific Development Control Plan for 57-83 Church Street, Parramatta**

- (a) That Council approve for finalisation the Planning Proposal for land at 57-83 Church Street, Parramatta (**Attachment 1**) which seeks the following amendments to the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023):
  - i. Increase the Floor Space Ratio control from 7.2:1 to 8.4:1 for land at 83 Church Street, Parramatta (Site 1).
  - ii. Increase the Height of Buildings control from 90m to 118m (40 storeys) for land at 63 Church Street, Parramatta (Site 2).
  - iii. For Sites 1 and 2, switch off the provisions within Clause 7.14 Competitive design process of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (5) Site specific provisions to exempt any future application comprising of alterations and additions from the competitive design process to ensure compliance with the approved winning design excellence competition scheme.
  - iv. For Site 1, switch off Clause 7.24 Dual water systems of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (6) to reflect the approval for this site which was granted before dual water systems were mandated.
  - v. For Sites 1 and 2, amend Clause 7.29 Site specific provisions to revise the non-residential gross floor area requirement from 40% to 25% of total Gross Floor Area.
- (b) To include a clause under Schedule 1 Additional permitted uses to allow residential basement carparking in the E2 Commercial Centre zone on Sites 1 and 2 and development for creative industries on Site 2.
  - i. That Council approve the site-specific Development Control Plan at **Attachment 2** for finalisation and

insertion into the Parramatta Development Control Plan 2023.

- ii. That Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement at **Attachment 3**, and to sign the Planning Agreement on Council's behalf.
- iii. That Council delegate authority to the Chief Executive Officer to make minor amendments and corrections of a non-policy and administrative nature that may arise during the finalisation process relating to the Planning Proposal, Development Control Plan and Planning Agreement.

**ii. PTE25-30 Public Exhibition of Draft Concept Design for the Western River Precinct Connections**

- (a) That Council approve the Western River Precinct Connections draft concept design (**Attachment 1**) for public exhibition for a period of 28 days to allow for community consideration and feedback on the design.
- (b) That the community feedback and the final concept plan be reported back to Council.

**iii. PTE25-31 Repeal of Former Development Contributions Plans**

- (a) That the report be deferred.
- (b) That officers carry out an analysis on key projects to identify priority projects that should be transferred with an allocation of existing funding from former Contributions Plans, by Ward, for discussion at Ward Briefings scheduled for September 2025, and
- (c) Further, that, following Ward briefings, a Councillor workshop be held prior to a further report to the Planning Traffic and Environment Committee and Council.

**Record of Voting:**

For the Motion: The Lord Mayor, Councillor Zaiter, Councillor Chen, Councillor Darley, Councillor Ellard, Councillor Dr French, Councillor Dr Greenwood, Councillor Issa, Councillor Jeffrey, Deputy Lord Mayor, Councillor MacLean, Councillor Ng, Councillor Pandey, Councillor Pillamarri, Councillor Dr Prociv, Councillor Raffoul and Councillor Valjak (Unanimous)