

PRESENT

David Lloyd QC in the chair and Helen Deegan, Stella Whittaker and Anne Smith.

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson David Lloyd QC, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

WEBCASTING ANNOUNCEMENT

The Chairperson David Lloyd QC advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

APOLOGIES

There were no apologies for this Local Planning Panel.

DECLARATIONS OF INTEREST

There were no declarations of interest this Local Planning Panel.

INNOVATIVE

- 5.2 SUBJECT Planning Proposal for land at 10 Valentine Avenue,
 Parramatta
- REFERENCE RZ/6/2018 - D06207941
- REPORT OF Project Officer-Land Use Planning

The Panel considered the matter listed as Item 5.2, attachments to Item 5.2 and the matters observed at the site inspection.

PUBLIC ADDRESS

Sandra Robinson spoke in support of the item on the Agenda.
Natasha Devlin spoke in support of the item on the Agenda.

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DETERMINATION

That the Local Planning Panel recommend to Council:

- (a) **That** Council endorse the Planning Proposal included at **Attachment 1** which seeks to amend the PLEP 2011 by:

- a. Increasing the FSR on the Floor Space Ratio Map from 6:1 to 10:1;
- b. Amending the Height of Buildings (HOM) Map by removing the 54 metres height limit that currently applies to the site;
- c. Inserting a site-specific clause that exempts office premises from the FSR calculation; and
- d. Inserting a site-specific clause that prohibits the subdivision of the aboveground car parking.

subject to the inclusion of a site-specific LEP clause that applies the maximum car parking rates endorsed as part of the CBD Planning Proposal.

- (b) **That** Council authorises the Acting CEO to prepare and exhibit a site-specific DCP which provides for a maximum podium height at 25.0m AHD in accordance with the existing development consent (DA/841/2017). The DCP should also require the footpath design to be capable of being narrowed if Valentine Avenue is converted to two-way traffic in the future.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment with a request for a Gateway determination.
- (d) **That** Council advise the Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (e) **Further, that** Council authorises the Acting CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during plan amendment processes.

REASONS FOR THE DECISION

The Panel supports the findings in the recommendation report and endorses the reasons for the recommendation contained in that report.

The decision of the panel was unanimous.