

MINUTES OF THE LOCAL PLANNING PANEL HELD AT THE RYDALMERE OPERATIONS CENTRE, 316 VICTORIA RD RYDALMERE ON TUESDAY, 8 OCTOBER 2019 AT 3.40PM

PRESENT

Mary-Lynne Taylor in the Chair, Helen Deegan, Richard Thorp and Darryn Capes-Davis

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson Mary-Lynne Taylor, acknowledged the Burrumattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

WEBCASTING ANNOUNCEMENT

The Chairperson Mary-Lynne Taylor 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 made to this Independent Hearing and Assessment Panel.

DECLARATIONS OF INTEREST

There were no declarations of interest made to this Independent Hearing and Assessment Panel.

INNOVATIVE

5.1 SUBJECT Harmonisation Planning Proposal - Consolidated City of Parramatta Local Environmental Plan
REFERENCE F2019/00709 - D07031433
REPORT OF Team Leader Land Use Planning
PUBLIC FORUMS

- Rachel Jefferson speaking against the recommendation
- George Elles speaking in support of the recommendation
- Warren Joel speaking against the recommendation
- Kieran Joel speaking against the recommendation
- Elizabeth Ashard speaking in support of the recommendation
- Cath Lynch speaking in support of the recommendation

DETERMINATION

The Local Planning Panel provides the following advice and recommendation to Council:

- (a) **That** Council endorse the Planning Proposal – Consolidated Parramatta Local Environmental Plan, shown at **Attachment 1**, for submission to the Department of Planning, Industry and Environment with a request for a Gateway Determination.
- (b) **That** Council note the outcomes of the public exhibition of the Discussion Paper, outlined in the Consultation Report that is included as Appendix 5 to the Planning Proposal.
- (c) **That** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the planning proposal process.
- (d) **That** the Alternative Option 1, referenced in clause 43 of the report, should not be pursued.
- (e) **Further, that** post gateway there is greater targeted public consultation around the topical matters, including dual occupancy, to assist residents to understand, in particular, the dual occupancy constraints analysis.

REASONS FOR THE DECISION

The Local Planning Panel has been requested to comment upon Council's own Planning Proposal to harmonise the various planning controls that now apply to the amalgamated City of Parramatta Local Government Area.

The Panel has been provided with a copy of the Proposal and a commentary from Council's strategic planning team and has had a short briefing from that team.

The report suggests that the Panel recommend the endorsement of this Proposal to the Councillors to be forwarded for Gateway determination. If this occurs, the Panel understands that there will be formal public consultation undertaken in accordance with the Environmental Planning & Assessment Act procedure. However, there has already been some public consultation and response from many residents and businesses. Several local residents spoke to the Panel at its public meeting for this matter and some were critical of the lack of a wider notification up to now, but the Panel understands this consultation process will be more widely and formally undertaken if the proposal is put through the Gateway process and the Panel suggests that a very wide public consultation takes place, as this Planning Proposal is more than merely an administrative process, but does change some of the significant aspects of the planning controls, for example, the prohibition on dual occupancy, disallowing places of public worship in residential areas and disallowing child care centres in industrial zones. As a result the Panel encourages the Council to undertake a detailed and wide public

consultation should the matter proceed to the Gateway process so that all businesses and residents of the City of Parramatta can meaningfully understand the proposed outcomes.

This Planning Proposal is intended to consolidate all existing LEP's into a single comprehensive LEP which will reduce the complexity of multiple controls and provide consistency amongst the whole consolidated council area.

This Proposal is mainly for administrative purposes not a comprehensive review of town planning considerations, but the Plan contains some proposed changes to planning controls as they affect residential development, and also address anomalies in preparation for more detailed later assessment. The Panel acknowledges a key issue of consideration is the manner of treatment of Dual Occupancy in the former Hills and Hornsby LGA areas. To address this Council officers have conducted a comprehensive "*Dual Occupancy constraints analysis - technical paper*". This paper has identified constraints against which areas have been identified for their suitability for dual occupancy. Those areas that have been prohibited generally align with the constraints outlined in the analysis. The Panel recommends further engagement with the local community to assist with their understanding of this analysis and its implications on their properties.

The Panel acknowledges that this Proposal is consistent with the *Greater Sydney Region Plan – A Metropolis of three cities* and the *Central City District Plan* and has been prepared in accordance with the Minister's Direction.

The Proposal has strategic justification in that it meets the key objectives in the Parramatta Community Strategic Plan 2018-2038 and supports the goals of Fair, Accessible, Green, Welcoming, Thriving and Innovative city.

The Proposal either meets or justifies the applicable ministerial direction under clause 9.1 of the Environmental and Planning Assessment Act 1979.

As such, the Planning Proposal is in the public interest and is considered suitable to be forwarded to the Gateway process now.

The meeting terminated at 4:20 pm.



Chairperson