



**CITY OF PARRAMATTA COUNCIL**  
**REGISTER OF VOTING ON PLANNING DECISIONS AT COUNCIL & LOCAL PLANNING PANEL MEETINGS IN 2020**  
**SECTION 375A LOCAL GOVERNMENT ACT 1993**

**COUNCIL** – COUNCIL MEETING  
**LPP** – LOCAL PLANNING PANEL

Meeting Date	Item No	DA/Ref No	Address/Subject	Resolution	Voting	
					For	Against
21 January 2020 LPP	5.1	DA/669/2017	1 Dunmore Avenue CARLINGFORD NSW 2118	<p>(a) That pursuant to Section 4.17 of the Environmental Planning and Assessment Act 1979, that the Parramatta Local Planning Panel grant Deferred Commencement development consent to DA/669/2017 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.</p> <p>(b) That an additional condition be added being that the four street-facing trees be advanced planting with 100 litre pot size.</p> <p>The Panel decision was unanimous.</p>	Mary-Lynne Taylor David Ryan Alf Lester Ian Gilbertson	Nil
21 January 2020 LPP	5.2	DA/621/2019	49 Rawson Street, EPPING	<p>(a) That Parramatta Local Planning Panel, exercising the functions of Council as the consent authority pursuant to the provisions of s 4.16 of the Environmental Planning and Assessment Act, 1979, grants development consent to DA/621/2019 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of</p>	Mary-Lynne Taylor David Ryan Alf Lester Ian Gilbertson	Nil

				<p>Determination, subject to conditions of consent.</p> <p>(b) That the Panel requires amendment to Condition 9 to read as follows:  "The existing right of carriageway on the adjacent property to the site is to be extended in order to be connected to the adjacent Council Car Park and is to be constructed. Entry from the Council Car Park into the extended right of carriage way is to be prohibited (it will be one-way into the car park). Pick up and set down facilities are to be provided along the right of carriage way with appropriate sign posts, line marking and lighting.  Reason: To ensure appropriate access and traffic management"</p> <p>(c) Further, that those who made a submission be advised of the Parramatta Local Planning Panel's decision.</p>		
21 January 2020 LPP	5.3	DA/873/2018	1 Bennetts Road West, Dundas NSW	<p>(a) That the Parramatta Local Planning Panel (PLPP) exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant development consent to DA/873/2018 for demolition of existing structures, tree removal, lot consolidation and construction of a 57 place childcare centre over basement carpark on land at Lot B DP 409110, Lot 2 DP 26755, 1 Bennetts Road West, Dundas NSW 2117;</p> <p>(b) Further, that all objectors be advised of the Panel's decision.</p>	Mary-Lynne Taylor, David Ryan, Alf Lester	Ian Gilbertson
21 January 2020 LPP	6.1	RZ/15/2017	14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville	That the Local Planning Panel makes the following recommendations to Council:	Mary-Lynne Taylor, David Ryan, Alf Lester	Nil

				<p>(a) Council note the outcomes of the public exhibition period in relation to the Planning Proposal and draft Development Control Plan (DCP) for land at 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville.</p> <p>(b) Council endorse the Planning Proposal for land at 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:</p> <ul style="list-style-type: none"> <li>i) Increasing the maximum Height of Building control from 52m to part 92m for the western portion of the land containing Building C (and retain the existing 52m for the remainder of the site);</li> <li>ii) Amend the Height of Buildings map to remove the western portion of the site from 'Area 1' and therefore the application of minimum site area requirements to achieve the proposed Height of Buildings;</li> <li>iii) Identify the western portion of the land containing Building C as "A" on the Design Excellence Map to ensure that it is subject to an appropriate design competition as per Clause 6.13 of the PLEP 2011.</li> </ul> <p>(c) Council forward the Planning Proposal to the Department of Planning, Industry &amp; Environment (DPIE) requesting that it be finalised and come into legal effect.</p>		
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				(d) Council adopt the draft site specific DCP included at Attachment 2.		
10 February 2020 COUNCIL	18.3	RZ/18/2015	55 Aird Street, Parramatta	<p>(a) That Council endorse the draft site-specific Development Control Plan for the land at 55 Aird Street, Parramatta, as provided at Attachment 1, for the purpose of public exhibition.</p> <p>(b) That the Chief Executive Officer be authorised to negotiate the draft Planning Agreement in accordance with the terms outlined in this report and to finalise the draft agreement on behalf of Council for the purpose of public exhibition.</p> <p>(c) That the draft site-specific Development Control Plan and draft Planning Agreement be placed on public exhibition concurrently with the Planning Proposal for land at 55 Aird Street, Parramatta for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council.</p> <p>(d) Further, that Council authorise the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.</p>	Clrs Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Tyrrell, Wilson and Zaiter	Clrs Barrak, Bradley, Davis, Prociv and Wearne
10 February 2020 Council	18.4	RZ/9/2017	33-43 Marion Street, Parramatta	(a) That Council note that the subject Planning Proposal provided at Attachment 1 has been amended following the Gateway Determination and alteration received for the subject Planning Proposal and following Council's endorsement of the Marion Street Precinct Plan prepared in support	Clrs Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Tyrrell, Wilson and Zaiter	Clrs Barrak, Bradley, Davis, Prociv and Wearne

				<p>of the Parramatta CBD Planning Proposal.</p> <p>(b) That Council endorse the draft site-specific Development Control Plan for the land at 33-43 Marion Street, Parramatta, as provided at Attachment 2, for the purpose of public exhibition.</p> <p>(c) That Council authorise the Chief Executive Officer to commence the legal drafting of a Planning Agreement in accordance with the terms outlined in this report and to finalise the draft agreement on behalf of Council for the purpose of public exhibition.</p> <p>(d) That the draft site-specific Development Control Plan and draft Planning Agreement be placed on public exhibition concurrently with the Planning Proposal for land at 33-43 Marion Street, Parramatta, for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council.</p> <p>(e) Further, that Council authorise the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.</p>		
10 February 2020 COUNCIL	18.5	F2019/02038	Planning Proposal - Properties on the western side of Essex Street, Epping (between Maida and Epping Roads)	<p>(a) That Council note the Local Planning Panel's advice to Council is to not support the Planning Proposal.</p> <p>(b) That Council not proceed with the planning proposal at Attachment 1.</p>	Clrs Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Han, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Clr Issa

				(c) Further, that amendments to Section 3 of the Hornsby DCP 2013 relating to widening of the pedestrian link between Essex Street to Forest Grove be prepared and reported to Council.		
10 February 2020 COUNCIL	18.6	RZ/15/2014	142-154 Macquarie Street, Parramatta	<p>(a) That Council notes the submissions received as summarised at Attachment 2, during the public exhibition of the Planning Proposal, and the re-exhibition of the revised draft site-specific Development Control Plan and revised draft Planning Agreement for the site at 142-154 Macquarie Street, Parramatta.</p> <p>(b) That Council endorse the Planning Proposal provided at Attachment 3, which seeks to increase the floor-space ratio control from 4:1 to 7:1 for land at 142-154 Macquarie Street, Parramatta, subject to the following amendments:</p> <ul style="list-style-type: none"> <li>• The application of maximum car parking rates as informed by the CBD Strategic Transport Study;</li> <li>• The height of buildings control being amended to reflect Council's resolution on the overshadowing study completed for the Parramatta CBD Planning Proposal of 11 November 2019 as shown at Figure 4 in Attachment 1, resulting in heights of part 0 metres, part 76 metres, part 84 metres, part 97 metres and part 156 metres; and</li> <li>• The minimum non-residential gross floor area being specified as 21,000 square metres across the entire site.</li> </ul> <p>(c) That Council forward the amended Planning Proposal to the Department of</p>	Clrs Davis, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter	Clrs Barrak, Bradley, Prociw and Wilson

				<p>Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been signed and entered into.</p> <p>(d) That Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 4 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011.</p> <p>(e) That Council enter into the Planning Agreement as exhibited and provided at Attachment 5 and that the Chief Executive Officer be authorised to sign the Planning Agreement on behalf of Council.</p> <p>(f) That Council, in accordance with its statutory obligations, forward the site-specific Development Control Plan and the Planning Agreement to the Department of Planning, Industry and Environment once they come into force.</p> <p>(g) That Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process, relating to the Planning Proposal, site-specific Development Control Plan and Planning Agreement.</p> <p>(h) Further, that Council note the Local Planning Panel's advice to Council provided at Attachment 1 is consistent with Council Officer's recommendations in this report.</p>		
10 February 2020	18.7	RZ/22/2015	189 Macquarie Street, Parramatta	That consideration of this matter be deferred for a workshop.	Clrs Barrak, Bradley, Davis, Dwyer, Garrard, Han, Issa,	Clrs Jefferies and Tyrrell

COUNCIL					Pandey, Prociv, Wearne and Zaiter	
18 February 2020 LPP	5.1	DA/56/2019	2 O'Reilly Street, Parramatta	<p>(a) That Parramatta Local Planning Panel, exercising the functions of Council as the consent authority pursuant to the provisions of Section 4.16 of the EP&amp;A Act 1979, grant approval to DA/56/2019 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.</p> <p>(b) Further, that those who made a submission be advised of the Parramatta Local Planning Panel's decision.</p>	David Lloyd QC in the Chair, David Johnson and Darryn Capes-Davis	Nil
18 February 2020 LPP	5.2	DA/686/2018	26 & 26A York Street, Epping	The Development Application for 26 & 26A York Street, Epping was withdrawn by the applicant and therefore was not considered at this Local Planning Panel.	Nil	Nil
24 February 2020 COUNCIL	18.4	RZ/15/2017	14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville	<p>(a) That Council note the outcomes of the public exhibition of the Planning Proposal and draft DCP for land at 14-38 Cowper Street, 5-5A Rowell Street, and 21-41 East Street, Granville.</p> <p>(b) That Council endorse the Planning Proposal (at Attachment 2) for land at 14-38 Cowper Street, 5-5A Rowell Street, and 21-41 East Street, Granville which seeks to amend the Parramatta Local Environmental Plan 2011 (Parramatta LEP 2011) in relation to the subject site by:</p> <p>1 Increasing the maximum Height of Building control from 52m to part 92m (but only for the western portion of the land containing Building C) and retain the existing 52m for the remainder of the site;</p>	Cirs Dwyer, Esber, Garrard, Han, Issa, Jefferies, Tyrrell, Wearne and Wilson	Cirs Barrak, Bradley and Prociv



				<p>2 Amending the Height of Building map to remove the western portion of the site from 'Area 1' and therefore the application of minimum site area requirements to achieve the proposed Height of Buildings;</p> <p>3 Identifying the western portion of the land containing Building C as "A" on the Design Excellence map to ensure that it is subject to an appropriate design competition as per Clause 6.13 of the Parramatta LEP 2011.</p> <p>(c) That Council forward the Planning Proposal to the Department of Planning, Industry and Environment requesting that it be finalised and come into legal effect.</p> <p>(d) That Council adopt the draft site-specific DCP included at Attachment 3.</p> <p>(e) That Council delegate authority to the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.</p> <p>(f) Further, that Council note the advice of the Local Planning Panel (provided at Attachment 1) is consistent with Council officer's recommendation.</p>		
24 February 2020 COUNCIL	18.5	RZ/11/2018	108 Silverwater Road, Silverwater	<p>(a) That Council note the outcomes of the public exhibition period in relation to the Planning Proposal for the land at 108 Silverwater Road, Silverwater.</p> <p>(b) That Council endorse for finalisation the Planning Proposal (at Attachment 1) for land at 108 Silverwater Road, Silverwater, which seeks to amend Schedule 1 of the</p>	Clrs Barrak, Bradley, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Nil

				<p>Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office area of 2,100m2 only).</p> <p>(c) That Council authorise the Chief Executive Officer to exercise the plan-making delegations as granted by the Gateway Determination for this Planning Proposal.</p> <p>(d) Further, that Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal.</p>		
9 March 2020 COUNCIL	18.1	F2018/01790	Local Strategic Planning Statement Seeking Endorsement	That Council defer consideration of this matter to the next Council Meeting on 23 March 2020, and a Councillor Workshop be held prior to the Council Meeting.	Clrs Barrak, Bradley, Davis, Esber, Garrard, Han, Pandey, Prociv and Wilson	Clrs Dwyer, Issa, Jefferies, Tyrrell and Zaiter.
9 March 2020 COUNCIL	18.3	F2008/03205	Post Exhibition Outcomes – Parramatta CBD Development Contributions Plan 2007 (Amendment 5)	<p>(a) That Council adopt the Parramatta CBD Development Contributions Plan 2007 (Amendment No. 5), at Attachment 1 subject to a minor amendment outlined in the report.</p> <p>(b) Further, that a copy of the adopted Parramatta CBD Development Contributions Plan 2007 (Amendment No. 5) be forwarded to the Minister for Planning as required by the Environmental Planning and Assessment Act 1979.</p>	Clrs Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wilson and Zaiter	Nil
17 March 2020 LPP	5.1	DA/460/2019	56 Dudley Street, Rydalmere (LOT 49 in DP 12523)	(a) That the Parramatta Local Planning Panel (PLPP), exercising the functions of the Council as the consent authority, pursuant to Section 4.16(1)(b) of the Environmental	Stephen O'Connor, Deborah Sutherland, Richard Thorp and Anne Smith	Nil

				<p>Planning and Assessment Act 1979, refuse the development consent to DA/460/2019 for demolition of existing structures, removal of six (6) trees and construction of a three-storey boarding house with 17 single occupancy rooms pursuant to the SEPP (Affordable Rental Housing) 2009 with basement car parking for nine (9) vehicles and associated earthworks and landscaping on land at Lot 49 in DP 12523, 56 Dudley Street, Rydalmere NSW 2116 for the reasons stated in Attachment 1.</p> <p>(b) Further, that the objectors be advised of the PLPP's decision.</p>		
17 March 2020 LPP	5.2	DA/349/2019	63-67 Pine Street and 44-46 Wattle Street, Rydalmere	<p>(a) That Council support the variation to Clause 4.3 of Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6.</p> <p>(b) Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, that Parramatta Local Planning Panel grant development consent to DA/349/2019 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent. The reasons for approval are as mentioned in Attachment 1.</p> <p>(c) That Condition 125 be amended to read "For 10 years from the date of the issue of the occupation certificate:</p> <p>a) The dwellings proposed to be used for the purpose of affordable</p>	Stephen O'Connor, Deborah Sutherland, Richard Thorp and Anne Smith	Nil

				<p>housing will be used for the purposes of affordable housing, and</p> <p>b) All accommodation that is used for affordable housing will be managed by a registered community-housing provider.</p> <p>Reason: To satisfy the requirements of the ARH SEPP."</p> <p>(d) That those who made a submission are notified of the Parramatta Local Planning Panel's decision.</p>		
17 March 2020 LPP	5.3	DA/631/2016A	23 Allen Street HARRIS PARK NSW 2150	<p>(a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, modify development consent DA/631/2016, as shown on the plans submitted with the application, for a period of five (5) years from the date on the original Notice of Determination, subject to amending Condition No. 1 to reference the amended plans, Condition No. 36 to incorporate 2 adaptable dwellings, and Condition No. 86 to update the BASIX Certificate number. The development application is approved with conditions for the reasons outlined in Attachment 1.</p> <p>(b) Further, that the objector be advised of the Parramatta Local Planning Panel decision.</p>	Stephen O'Connor, Deborah Sutherland, Richard Thorp and Anne Smith	Nil
23 March 2020 COUNCIL	18.1	RZ/3/2017	Pre-Gateway - Planning Proposal for 135 George Street and 118 Harris Street, Parramatta (Albion Hotel site)	<p>(a) That Council endorse for the purposes of requesting a Gateway determination from the Department of Planning, Industry and Environment, the Planning Proposal included at Attachment 1 and the</p>	Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell and Zaiter	Councillors Barrak, Bradley, Davis, Prociv and Wilson

				<p>addendum at Attachment 2 for land at 135 George Street and 118 Harris Street, Parramatta which seeks to increase the maximum height of buildings control from 54 metres to 166 metres and allow for FSR consistent with the provision of the CBD Planning Proposal by including the following provisions in the site-specific Planning Proposal:</p> <ul style="list-style-type: none"> <li>i. Floor space ratio (FSR) – reduction in the floor space ratio from the applicant's proposed 13.5:1 to a mapped FSR of 10:1; (noting that the Design Excellence and High Performing Buildings bonuses and the unlimited commercial floor space site specific provision allows for an FSR of 12:1 or greater subject to the proposal not exceeding 165.6 metres in height)</li> <li>ii. Height of Buildings – Reduction in the Height of Buildings control from the applicant's proposed height of approximately 166 metres to a mapped height control of 144 metres noting that this provides for a total height of 165.6 metres when applying the 15 percent Design Excellence bonus;</li> <li>iii. Inclusion of a site specific clause that allows for <ul style="list-style-type: none"> <li>• Minimum Commercial Provisions – inclusion of a site-specific LEP clause in keeping with draft Clause 7.6C(4) of the Parramatta CBD Planning Proposal that requires a minimum commercial floor space area equivalent to an FSR of 1:1 and allows for any additional commercial premises floor space in</li> </ul> </li> </ul>		
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				<p>excess of this to be exempt from the maximum FSR as long as this does not result in the proposal exceeding 165.6 metres in height;</p> <ul style="list-style-type: none"> <li>• High Performing Buildings Bonus - Provision outlining an additional FSR of 0.5:1 is achievable, provided that high-performing buildings standards are met and this bonus does not result in the proposal exceeding 165.6 metres in height.</li> </ul> <p>iv. Car parking – inclusion of a site-specific LEP clause that applies the maximum car parking rates previously endorsed by Council as part of the Parramatta CBD Planning Proposal; and</p> <p>v. Overshadowing – inclusion of a site-specific clause that ensures that the proposed building does not cause additional overshadowing to the Experiment Farm heritage item between the hours of 10.00am and 2.00pm on 21 June consistent with the draft amendment to Clause 7.4 under the Parramatta CBD Planning Proposal.</p> <p>(b) That the Planning Proposal, as amended in accordance with resolution (a) above, be forwarded to the Department requesting a Gateway determination.</p> <p>(c) That a draft site-specific development control plan (DCP) be prepared and reported to Council for endorsement prior to its public exhibition.</p> <p>(d) That the applicant be invited to negotiate a Planning Agreement for the subject site</p>		
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				<p>and that delegated authority be given to the Chief Executive Officer to negotiate a Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council. The outcome of negotiations shall be reported back to Council prior to the draft Planning Agreement being placed on public exhibition.</p> <p>(e) That the Planning Proposal, draft DCP and draft Planning Agreement be exhibited concurrently.</p> <p>(f) That the reference design be amended by the applicant to reflect the changes in (a) and any changes required by any Gateway Determination issued, prior to exhibition of the Planning Proposal.</p> <p>(g) That Council advises the Department of Planning, Industry and Environment that the Chief Executive Officer will be seeking to exercise the plan-making delegations for this Planning Proposal.</p> <p>(h) That Council grant delegated authority to the Chief Executive Officer to correct any minor anomalies to the Planning Proposal, draft DCP and draft Planning Agreement of a non-policy and administrative nature that may arise during the amendment process.</p> <p>(i) That Council note the Local Planning Panel's advice to Council is to defer the Planning Proposal subject to overshadowing analysis (refer Attachment 3), which has been conducted as part of the Parramatta CBD Planning Proposal and is addressed in this report.</p>		
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				(j) Further, that the Incentive Height of Buildings Map within the Parramatta CBD Planning Proposal be amended to indicate a height control of 144 metres (165.6 with design excellence) for the site noting that a portion of the site will still retain the Sun Access Protection controls under draft Clause 7.4 relating to the protection of solar access to Experiment Farm.		
23 March 2020 COUNCIL	18.2	F2018/01790	Local Strategic Planning Statement Seeking Endorsement (Deferred Item)	<p>(a) That Council approve the final Local Strategic Planning Statement (LSPS) at Attachment 1 incorporating the amendments at Attachment 3 and Attachment 4 noting the following associated key principles:</p> <ul style="list-style-type: none"> <li>• Focus employment growth in the Parramatta Metropolitan Centre (Parramatta CBD) and Strategic Centres of Epping and Sydney Olympic Park and Westmead Innovation Precinct.</li> <li>• Housing growth is focused in identified Growth Precincts.</li> <li>• Preserve and enhance the low-scale character and identity of suburban City of Parramatta suburbs outside of the GOP area.</li> <li>• Stage housing release consistent with infrastructure delivery.</li> <li>• Housing diversity underpins any future changes to planning controls.</li> <li>• The majority of employment lands are protected to ensure no net loss of jobs or employment land.</li> <li>• Neighbourhoods, places and development are well-balanced, connected and sustainable.</li> </ul> <p>(b) That Council note the community feedback and submissions received during the public exhibition of the LSPS</p>	Councillors Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wilson and Zaiter	Nil



				<p>documented in the Community Engagement Report provided at Attachment 2.</p> <p>(c) Further, that Council forward the approved LSPS to the Greater Sydney Commission (GSC) to seek its support in writing for the statement in accordance with section 3.9(3A) of the Environmental Planning and Assessment Act 1979, and following receipt of this support, Council delegate authority to the CEO to finalise the LSPS (including to make any minor amendments as requested by the GSC and Council) and then publish it on the NSW planning portal.</p>		
14 April 2020 COUNCIL	18.1	F2019/04433	189 Macquarie Street, Parramatta	<p>(a) That Council notes the independent planning assessment report on the submissions received in response to the public exhibition of the Planning Proposal and draft Planning Agreement and the report's recommendations contained at Attachment 2.</p> <p>(b) That subject to the clarification outlined in paragraph 27 of this report, Council endorses the Planning Proposal at Attachment 3 noting that the Planning Proposal includes all the changes recommended by the independent reviewer except the inclusion of a satisfactory arrangements clause requiring a contribution to State infrastructure.</p> <p>(c) That subject to the clarification outlined in paragraph 27 of this report, Council forwards the Planning Proposal at Attachment 3 to the Department of Planning, Industry and Environment (DPIE) for finalisation, but request that the DPIE not finalise the Planning Proposal</p>	Councillors Dwyer, Garrad, Han, Issa, Jefferies, Pandey, Tyrrell, Wearne, Wilson and Zaiter	Councillors Barrak, Bradley, Davis and Prociw

				<p>until the Planning Agreement referred to in (d) below is executed by Council and the landowner.</p> <p>(d) That Council enters into the Planning Agreement at Attachment 4 subject to it being amended to add a standard review clause that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions and decreases the community infrastructure contribution payable under Council's Parramatta CBD Community Infrastructure policy framework.</p> <p>(e) That upon signing of the Planning Agreement, the agreement be forwarded to the DPIE in accordance with Section 25G of the Environmental Planning and Assessment Regulation 2000.</p> <p>(f) That Council authorises the CEO to correct any minor policy inconsistencies or any anomalies of an administrative nature relating to the Planning Proposal and draft Planning Agreement that may arise during the plan amendment process.</p> <p>(g) Further, that Council note the advice of the Local Planning Panel of 3 December 2019 is consistent with the Council Officer's recommendation in this report.</p>		
21 April 2020 LPP	5.1	DA/716/2019	25 Lanhams Road, Winston Hills	<p>REFUSAL Pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979:</p> <p>(a) That the Parramatta Local Planning Panel (PLPP) exercising the functions of the Council as the consent authority refuses</p>	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>development consent to DA/716/2019 for the demolition of existing structures and the construction of an 80 place child care facility with associated basement car parking at 25 Lanhams Road, Winston Hills NSW 2153 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The current impact and unresolved issues of an 80 place child centre and 13 staff is unacceptable for the low density residential area in which it is to be located.</li> <li>2. That the basement car parking and traffic arrangement is not fully resolved in relation to the conflict in pedestrian and vehicle movements and appropriate safety measures and therefore is currently unsatisfactory.</li> <li>3. Pursuant to Chapter 4 of the Education and Care Services National Regulations, the proposal fails to comply with the operational requirements of a child care centre with respect to laundry and hygiene facilities, toilet and hygiene facilities, ventilation and natural light, administrative space, nappy change facilities, supervision, emergency and evacuation procedures, shade, and educator to child ratios.</li> <li>4. The proposed built form has poor articulation as it presents to the street which results in increased visual bulk which is detrimental to the streetscape.</li> <li>5. There is insufficient information to assess the impact both visually and in relation to overshadowing of the proposed acoustic fencing.</li> </ol>		
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				<p>6. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal contains insufficient information in order for an assessment to be undertaken in accordance with Clause 6.2 Earthworks of the Parramatta Local Environmental Plan 2011.</p> <p>7. Pursuant to Section 4.15(1)(d) of the Environmental Planning and Assessment Act, 1979, the matters and issues addressed in the submissions received are well founded with respect to acoustic and visual privacy, inadequate and inconsistent information, earthworks, building siting, streetscape amenity, the impractical basement layout and special character design controls.</p> <p>(b) Further, that submitters be advised of the Panel's decision.</p>		
21 April 2020 LPP	5.3	DA/54/2020	26 Iona Avenue, North Rocks	<p>(a) That the Parramatta Local Planning Panel (PLPP) exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant development consent to DA/54/2020 for the infill of existing swimming pool, demolition of rear steps and retaining wall, and construction of new steps and retaining wall on land at Lot 74 DP 235890, 26 Iona Avenue, NORTH ROCKS NSW 2151.</p> <p>(b) Further, that the objectors be advised of the PLPP's decision.</p>	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil
21 April 2020 LPP	6.1	RZ/8/2019	12-14 Phillip Street and 331A, 333 & 339 Church Street, Parramatta	That the Local Planning Panel recommend to Council:	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>(a) That Council note the independent peer-review (provided at Attachment 1) completed in relation to the subject Planning Proposal and this assessment report.</p> <p>(b) That Council endorse the Planning Proposal at Attachment 2 for land at 12-14 Phillip Street and 331A, 333 &amp; 339 Church Street, Parramatta, which seeks to amend Parramatta LEP 2011 by way of:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Re-zoning part of the site from B4 Mixed Use to RE1 Public Recreation;</li> <li><input type="checkbox"/> Re-zoning part of the site from RE1 Public Recreation to RE2 Private Recreation;</li> <li><input type="checkbox"/> Re-zoning part of the site from RE1 Public Recreation to B4 Mixed Use; and</li> <li><input type="checkbox"/> Amending the floor-space ratio control for the parts of the site which are being rezoned.</li> </ul> <p>(c) That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request a Gateway Determination be issued.</p> <p>(d) That upon the issue of a Gateway Determination, the Planning Proposal be publicly exhibited for a minimum of 28 days.</p> <p>(e) That Council advise the Department of Planning, Industry and Environment that Council will not be exercising plan-making delegations for this Planning Proposal.</p>		
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				(f) Further, that Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.		
21 April 2020 LPP	6.2	RZ/2/2017	2 O'Connell Street, Parramatta	<p>That the Local Planning Panel recommend to Council:</p> <p>(a) That Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan (DCP) and draft Planning Agreement.</p> <p>(b) That Council endorse for finalisation the Planning Proposal provided at Attachment 1, which seeks to amend the Parramatta LEP 2011 as follows:</p> <ul style="list-style-type: none"> <li>i. An increase in the maximum Height of Buildings from 36 metres to 217 metres (inclusive of design excellence bonus);</li> <li>ii. An increase in the maximum FSR from 4.2:1 to 16.2:1 (including all bonuses, opportunity site provisions and additional non-residential floor space);</li> <li>iii. Introduction of site-specific provisions that outline the requirements for achieving the maximum FSR, require an appropriate transition to heritage items or conservation areas, introduce maximum parking rates, and ensure that issues pertaining to airspace operations and</li> </ul>	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>satisfactory arrangements for State infrastructure are addressed.</p> <p>(c) That Council forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) to prepare for finalisation, but request the final notification on the relevant Government website only be undertaken once:</p> <ul style="list-style-type: none"> <li>i. Council confirms that the Planning Agreement has been signed and entered into; and</li> <li>ii. the site-specific DCP has been publicly exhibited and endorsed by Council for finalisation.</li> </ul> <p>(d) That an amended DCP is re-exhibited and the outcomes of this exhibition are reported to Council. The amendments to be made to the DCP prior to re-exhibition are as follows:</p> <ul style="list-style-type: none"> <li>i. Removal of the 3.5 metres setback to O'Connell Street (as Transport for NSW has indicated this is no longer required for road widening purposes) and resulting adjustments to relevant controls including but not limited to changes to the building and tower setbacks;</li> <li>ii. Addition of a section on heritage that refers to the LEP provision relating to heritage transition and impacts. The new DCP controls will ensure clear criteria for assessing the transition of any development on this site to the adjoining heritage item; and</li> </ul>		
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				<p>iii. Addition of a control outlining that materials selection is to minimise reflectivity and glare impacts.</p> <p>(e) That, with regards to the Planning Agreement:</p> <p>i. That an administrative amendment is undertaken to the draft Planning Agreement provided at Attachment 4 to accurately describe the instrument change sought under the Planning Proposal (noting that this does not change the contribution or any other terms of the Planning Agreement);</p> <p>ii. That Council enter into this amended Planning Agreement;</p> <p>iii. The Chief Executive Officer be delegated authority to sign the Planning Agreement on behalf of Council;</p> <p>iv. Council (in accordance with its statutory obligations) forward the Planning Agreement to DPIE once it comes into force.</p> <p>(f) Further, that Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process relating to the Planning Proposal, DCP and Planning Agreement.</p>		