



**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	(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.  (b) That an additional condition be added being that the four street-facing trees be advanced planting with 100 litre pot size.  The Panel decision was unanimous.	Mary-Lynne Taylor David Ryan Alf Lester Ian Gilbertson	Nil
21 January 2020 LPP	5.2	DA/621/2019	49 Rawson Street, EPPING	(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 Determination, subject to conditions of consent.	Mary-Lynne Taylor David Ryan Alf Lester Ian Gilbertson	Nil

				<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	<p>That the Local Planning Panel makes the following recommendations to Council:</p> <p>(a) Council note the outcomes of the public exhibition period in relation to the Planning</p>	Mary-Lynne Taylor, David Ryan, Alf Lester	Nil

				<p>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> <p>(d) Council adopt the draft site specific DCP included at Attachment 2.</p>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

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, Prociw and Wearne
10 February 2020 Council	18.4	RZ/9/2017	33-43 Marion Street, Parramatta	<p>(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 of the Parramatta CBD Planning Proposal.</p>	Clrs Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Tyrrell, Wilson and Zaiter	Clrs Barrak, Bradley, Davis, Prociw and Wearne

				<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> <p>(c) Further, that amendments to Section 3 of the Hornsby DCP 2013 relating to widening of the pedestrian link between Essex Street to</p>	Clrs Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Han, Jefferies, Pandey, Proxiv, Tyrrell, Wearne, Wilson and Zaiter	Clr Issa

				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 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>	Clrs Davis, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter	Clrs Barrak, Bradley, Procviv and Wilson

				<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 COUNCIL	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, Pandey, Prociv, Wearne and Zaiter	Clrs Jefferies and Tyrrell
18 February 2020 LPP	5.1	DA/56/2019	2 O'Reilly Street, Parramatta	(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&A Act 1979, grant approval to DA/56/2019 for a	David Lloyd QC in the Chair, David Johnson and Darryn Capes-Davis	Nil

				<p>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>		
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> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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</li> </ol>	Clrs Dwyer, Esber, Garrard, Han, Issa, Jefferies, Tyrrell, Wearne and Wilson	Clrs Barrak, Bradley and Prociv



				<p>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 Auburn Local Environment Plan 2010 (Auburn LEP 2010) to allow 'office premises' as an additional permitted use (limited to the existing office area of 2,100m<sup>2</sup> 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</p>	Clrs Barrak, Bradley, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Nil

				amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal.		
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)	(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.  (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.	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 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.	Stephen O'Connor, Deborah Sutherland, Richard Thorp and Anne Smith	Nil

				(b) Further, that the objectors be advised of the PLPP's decision.		
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 style="margin-left: 20px;">a) The dwellings proposed to be used for the purpose of affordable housing will be used for the purposes of affordable housing, and</p> <p style="margin-left: 20px;">b) All accommodation that is used for affordable housing will be managed by a registered community-housing provider.</p> <p style="margin-left: 20px;">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>	Stephen O'Connor, Deborah Sutherland, Richard Thorp and Anne Smith	Nil

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 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> <p>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</p>	Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell and Zaiter	Councillors Barrak, Bradley, Davis, Procriv and Wilson

				<p>FSR of 12:1 or greater subject to the proposal not exceeding 165.6 metres in height)</p> <p>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;</p> <p>iii. Inclusion of a site specific clause that allows for</p> <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 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;</li> <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</p>		
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>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 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</p>		
--	--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>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> <p>(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.</p>		
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</li> </ul>	Councillors Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wilson and Zaiter	Nil

				<p>Olympic Park and Westmead Innovation Precinct.</p> <ul style="list-style-type: none"> <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 GOPP 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 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	(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	Councillors Dwyer, Garrad, Han, Issa, Jefferies, Pandey, Tyrrell, Wearne, Wilson and Zaiter	Councillors Barrak, Bradley, Davis and Procriv



				<p>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 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</p>		
--	--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>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</p> <p>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 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</li> </ol>	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>facilities, ventilation and natural light, administrative space, nappy change facilities, supervision, emergency and evacuation procedures, shade, and educator to child ratios.</p> <p>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.</p> <p>5. There is insufficient information to assess the impact both visually and in relation to overshadowing of the proposed acoustic fencing.</p> <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	(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	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>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>		
21 April 2020 LPP	6.1	RZ/8/2019	12-14 Phillip Street and 331A, 333 & 339 Church Street, Parramatta	<p>That the Local Planning Panel recommend to Council:</p> <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</p>	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>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> <p>(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.</p>		
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> <p>i. An increase in the maximum Height of Buildings from 36 metres to 217 metres (inclusive of design excellence bonus);</p> <p>ii. An increase in the maximum FSR from 4.2:1 to 16.2:1 (including all</p>	David Lloyd QC, Sue Francis, Paul Berkemeier and Hugh Colless	Nil

				<p>bonuses, opportunity site provisions and additional non-residential floor space);</p> <p>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 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> <p>i. Council confirms that the Planning Agreement has been signed and entered into; and</p> <p>ii. the site-specific DCP has been publicly exhibited and endorsed by Council for finalisation.</p> <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> <p>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;</p>		
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<ul style="list-style-type: none"> <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> <li>iii. Addition of a control outlining that materials selection is to minimise reflectivity and glare impacts.</li> </ul> <p>(e) That, with regards to the Planning Agreement:</p> <ul style="list-style-type: none"> <li>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);</li> <li>ii. That Council enter into this amended Planning Agreement;</li> <li>iii. The Chief Executive Officer be delegated authority to sign the Planning Agreement on behalf of Council;</li> <li>iv. Council (in accordance with its statutory obligations) forward the Planning Agreement to DPIE once it comes into force.</li> </ul> <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>		
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>11 May 2020 COUNCIL</p>	<p>18.2</p>	<p>RZ/27/2016</p>	<p>Block H, 16 Burroway Road and part 5 Footbridge Boulevard, Wentworth Point</p>	<p>(a) That Council endorse draft amendments to the Homebush Bay West Development Control Plan (DCP) 2004 (provided at Attachment 2) that have been prepared in response to Council's resolution on 28 May 2018 and the Phase 2 Design Excellence Competition for the purposes of public exhibition in order to accommodate a:</p> <ul style="list-style-type: none"> <li>i) Maximum of 54,356m2 of residential GFA and 40 storeys plus architectural articulation storeys under Scenario 1</li> <li>ii) Maximum of 85,000m2 of residential GFA and 50 storeys plus architectural articulation storeys under Scenario 2.</li> </ul> <p>(b) That Council endorse the drafting of a Planning Agreement to reflect the following items identified in Table 4 including associated drafting commentary provided in Attachment 1, with the exception of the proposed Water Recreation Facility:</p> <ul style="list-style-type: none"> <li>i) Bennelong Parkway/Hill Road intersection upgrade works,</li> <li>ii) Community Centre and Library Fit-Out reimbursement,</li> <li>iii) Childcare Centre (75 place) and public pavilion,</li> <li>iv) Embellishment of additional open space,</li> <li>v) Shuttle bus service,</li> <li>vi) Water Recreation Facility or Indoor Multi-purpose courts (refer to recommendation (c) below), and</li> <li>vii) Community Infrastructure Maintenance and Operational Fund</li> </ul> <p>(c) That during the public exhibition, Council seeks community feedback on the following alternative options for inclusion in the</p>	<p>Councillors Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Procv, Tyrrell, Wearne, Wilson and Zaiter</p>	<p>Councillor Barrak</p>
------------------------------------	-------------	-------------------	-------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------	--------------------------



				<p>Planning Agreement in accordance with the parameters provided in Attachment 1:</p> <ul style="list-style-type: none"> <li>i) Indoor multi-purpose courts; or</li> <li>ii) A water recreation facility; or</li> <li>iii) Any other recreation facility.</li> </ul> <p>(d) That the draft DCP and Planning Agreement be placed on public exhibition concurrently for a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.</p> <p>(e) That Council delegate authority to the Chief Executive Officer to negotiate and determine the specific terms around the delivery of the proposed Planning Agreement items in accordance with Council's Planning Agreements Policy (2018) and as detailed in Attachment 1 including but not limited to staging, delivery, security and indexing prior to the Planning Agreement being placed on public exhibition.</p> <p>(f) Further, that Council delegate authority to the Chief Executive Officer to correct any anomalies of a minor or non-policy nature that may arise during the preparation of the Planning Agreement or the draft DCP.</p>		
11 May 2020 COUNCIL	18.3	RZ/14/2014	295 Church Street, Parramatta	<p>(a) That Council note:</p> <ul style="list-style-type: none"> <li>i. the correspondence from the Minister for Planning and Public Spaces, the Department of Planning, Industry and Environment (DPIE) and the Applicant attached to this report;</li> <li>ii. that the Planning Proposal does not contain a boarding house proposal; and</li> <li>iii. that the forthcoming public exhibition of planning policies related to affordable rental housing indicated by the Minister will present an</li> </ul>	Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter	Councillors Barrak, Bradley, Davis, Prociv and Wilson

opportunity for Council to make a formal submission on this matter.

- (b) That Council endorse the Planning Proposal for finalisation, noting that the Proposal seeks to:
  - i. Increase the height of buildings from 12 metres to part 12 metres for the front of the site and part 150 metres for the remainder of the site (plus design excellence bonus); and
  - ii. Increase the maximum floor space ratio from 3:1 to 10:1 (plus design excellence bonus).
- (c) That Council approve the amendments to the draft Planning Agreement which require the payment of 75% of the payment before the issue of the first Construction Certificate and 25% of the payment before the issue of an Occupation Certificate (or registration of a strata plan, whichever is earlier) and note that these amendments are consistent with Council's Planning Agreements Policy.
- (d) That Council:
  - i. endorse the concurrent public exhibition of the amended draft Planning Agreement and draft Development Control Plan (DCP) (the latter of which was endorsed by Council on 12 December 2019); and
  - ii. note that the outcomes of the exhibition of these two documents will be reported to Council.
- (e) That Council forward the Planning Proposal to the DPIE to prepare for finalisation, but request that the final notification on the relevant Government website only be undertaken once:

				<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.</li> </ul> <p>(f) Further, that Council officers prepare a submission on the forthcoming exhibition of planning policies relating to affordable housing foreshadowed by the Minister for Planning and Public Spaces. This submission should:</p> <ul style="list-style-type: none"> <li>i. be informed by an analysis of the potential infrastructure impacts of these provisions which is based on monitoring development proposals that respond to the provisions of the Parramatta CBD Planning Proposal and the State Environmental Planning Policy (Affordable Rental Housing) 2009 bonus provisions for boarding houses, and</li> <li>ii. subject to the analysis confirming the infrastructure impacts, it should make a request that the bonus provisions for boarding house proposals in State Environmental Planning Policy (Affordable Rental Housing) 2009 not be applied in the Parramatta CBD.</li> </ul>		
11 May 2020 COUNCIL	18.4	RZ/25/2016	235 - 237 Marsden Road, Carlingford	That Council defer this matter for staff to investigate including provisions within the site specific DCP, relative to the nature and form of the height of the buildings and with a method of achieving the heights whilst building development that is compatible with the low density development of the surrounding area.	Councillors Bradley, Davis, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Councillors Barrak and Dwyer
11 May 2020 COUNCIL	18.5	RZ/4/2015	197 and 207 Church Street and 89 Marsden Street, Parramatta	(a) That Council endorse the Planning Proposal for 197 and 207 Church Street and 89 Marsden Street, Parramatta for the purposes	Councillors Barrak, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv,	Councillor Bradley

				<p>of public exhibition (included as Attachment 1), subject to the following amendments:</p> <ul style="list-style-type: none"> <li>• Apply an FSR of 10:1</li> <li>• Apply a height of part 105m part 12m;</li> <li>• Include provisions that require a minimum 1:1 commercial floor space be provided in any redevelopment and allow for unlimited commercial floor space to be provided;</li> <li>• apply the full range of car parking rates specified in the current draft Parramatta CBD Planning Proposal; and</li> <li>• ensure it reflects the amendments requested by the Gateway Determination conditions excluding those described in (b) below.</li> </ul> <p>(b) That Council request that amendments be made to the Gateway Determination to ensure that:</p> <ul style="list-style-type: none"> <li>• The requirement to consult with relevant aeronautical agencies prior to exhibition is no longer required;</li> <li>• It is clear that the clause implementing the solar access protections requested in the Gateway conditions has already been implemented via a separate Planning Proposal. No further amendments are proposed to be made to the solar access clause notwithstanding some changes may be required to the height of buildings map; and</li> <li>• The requirement for a satisfactory arrangements clause seeking contributions to fund state provided public infrastructure be removed.</li> </ul> <p>(c) That Council endorse the draft Development Control Plan (DCP) at Attachment 2 for</p>	<p>Tyrrell, Wearne, Wilson and Zaiter</p>	
--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	--

				<p>public exhibition, subject to amendments contained in Attachment 5 of this report.</p> <p>(d) That delegated authority be given to the Chief Executive Officer (CEO) to negotiate and endorse for exhibition a draft Planning Agreement that takes into consideration the Applicant's letter of offer (Attachment 6) and the following negotiating position:</p> <ul style="list-style-type: none"> <li>• consistent with Council's Planning Agreements Policy and draft framework relating to Community Infrastructure in the Parramatta CBD;</li> <li>• require any contribution payable to be based on the Community Infrastructure policy in place at the time the contribution is paid rather than the current rate;</li> <li>• secure a 2m right of public access over the 2m ground floor setback along Marsden Street.</li> </ul> <p>(e) That Council grant delegated authority to the CEO to correct any minor anomalies to the Planning Proposal and draft DCP that may arise during the amendment process.</p> <p>(f) That Council no longer require an international design competition to be run for the subject site.</p> <p>(g) Further, that the Planning Proposal, draft DCP and draft Planning Agreement be publicly exhibited concurrently and the outcome of the public exhibition be reported back to Council.</p>		
11 May 2020 COUNCIL	18.6	RZ/8/2019	12-14 Phillip Street and 331A, 333 & 339 Church Street, Parramatta	(a) That Council note the independent peer-review (provided at Attachment 2) completed in relation to the subject Planning Proposal and the assessment report (provided at Attachment 1).	Councillors Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Councillor Barrak

				<p>(b) That Council endorse the Planning Proposal at Attachment 3 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>• Re-zoning part of the site from B4 Mixed Use to RE1 Public Recreation;</li> <li>• Re-zoning part of the site from RE1 Public Recreation to RE2 Private Recreation;</li> <li>• Re-zoning part of the site from RE1 Public Recreation to B4 Mixed Use; and</li> <li>• 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> <p>(f) 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; and</p> <p>(g) Further, that Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 1) is consistent with the recommendations of this report.</p>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

<p>11 May 2020 COUNCIL</p>	<p>18.7</p>	<p>RZ/2/2017</p>	<p>2 O'Connell St, Parramatta</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 for land at 2 O'Connell Street, Parramatta provided at Attachment 1 of 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 satisfactory arrangements for State infrastructure are addressed.</li> </ul> <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>Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter</p>	<p>Councillors Barrak and Bradley</p>
------------------------------------	-------------	------------------	-----------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------	---------------------------------------

				<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> <li>iii. Addition of a control outlining that materials selection is to minimise reflectivity and glare impacts.</li> </ul> <p>(e) That, with regards to the Planning Agreement:</p> <ul style="list-style-type: none"> <li>i. That an administrative amendment is undertaken to the draft Planning Agreement provided at Attachment 4 of Attachment 1 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);</li> <li>ii. That Council enter into this amended Planning Agreement;</li> <li>iii. The Chief Executive Officer be delegated authority to sign the Planning Agreement on behalf of Council;</li> <li>iv. Council (in accordance with its statutory obligations) forward the</li> </ul>		
--	--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



				<p>Planning Agreement to DPIE once it comes into force.</p> <p>(f) 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> <p>(g) Further, that Council note the advice of the Local Planning Panel of 21 April 2020 at Attachment 2 is consistent with the Council Officer's Recommendation in this report.</p>		
11 May 2020 COUNCIL	18.8	RZ/9/2015	14-20 Parkes Street, Harris Park	<p>(a) That Council receives and notes the submissions made during the public exhibition period of the draft site-specific Development Control Plan (DCP) as detailed in this report.</p> <p>(b) That Council endorse for finalisation the site-specific DCP contained at Attachment 1 for insertion in Section 4.3.3 – Parramatta City Centre of the Parramatta DCP 2011.</p> <p>(c) That Council endorse further amendments to the Planning Agreement previously endorsed by Council on 16 December 2019 and confirm that the Planning Agreement can now be finalised by the CEO utilising the delegation granted by Council on 16 December 2019 subject to the following further amendments:</p> <ol style="list-style-type: none"> <li>I. The site area which forms the basis of the contribution calculations being amended to 2,829.7m<sup>2</sup> and resulting increase in the monetary contribution; and</li> <li>II. Introduction of a clause that provides for the contribution payable to be based on the final floor space approved through a Development</li> </ol>	Councillors Davis, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaier	Councillor Bradley

				<p>Application process or subsequent application to modify a development approval. This provision would apply regardless of whether the final amount of floor space approved is greater or less than the FSR permitted by the Planning Proposal.</p> <p>(d) Further, that Council grant delegated authority to the CEO to make any minor amendments and corrections of an administrative and non-policy nature to the draft DCP that may arise during the plan making and finalisation process.</p>		
19 May 2020 LPP	5.1	DA/27/2020	458 Church Street, Parramatta	<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/27/2020 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 at Attachment 1.</p> <p>(b) Further, that the submitters be advised of the Panel's decision.</p>	David Lloyd, David Ryan, Alf Lester and Maree Turner	Nil
19 May 2020 LPP	5.2	DA/465/2019	38 Junction Road, Winston Hills	<p>(a) That the Parramatta Local Planning Panel support the Clause 4.6 variation to vary the floor space ratio under Clause 4.4 of Parramatta LEP 2011 as it is satisfied that the proposed development would be in the public interest because it is consistent with the objectives of that particular standard and the objectives for development within the zone.</p>	David Lloyd, David Ryan, Alf Lester and Maree Turner	Nil

				<p>(b) That the Parramatta Local Planning exercising the functions of the Council as a consent authority pursuant to sections 4.6 and 8.4 of the Environmental Planning and Assessment Act 1979 grant development consent for a period of five (5) years within which physical commencement is to occur from the date of the Notice of Determination, subject to conditions of consent.</p> <p>(c) Further that, part (a) and (b) are subject to a satisfactory Clause 4.6 written request complying with the requirements of clause 4.6(3) to the satisfaction of the members of the Panel request to vary the floor space standard be submitted to Council by 22 May 2020.</p>		
19 May 2020 LPP	5.3	DA/647/2019	Shop 1/1 Baywater Drive, Wentworth Point (Lot 0 SP 85179)	<p>Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act, 1979:</p> <p>(a) That the Parramatta Local Planning Panel (PLPP), excising the functions of Council, pursuant to Section 4.16(1)(b) of the Environmental Planning and Assessment Act 1979, approve development consent to DA/647/2019 for use of tenancy for the purposes of a real estate office and amended business identification signage on land at Lot 0 SP85179, Shop 1/1 Baywater Drive, WENTWORTH POINT NSW 2127; and</p> <p>(b) That the objector's be advised of the Panel's decision.</p> <p>(c) Further, that an addition conditional of consent is added being 'That the flagpoles be removed at the front of the premises.'</p>	David Lloyd, David Ryan, Alf Lester and Maree Turner	Nil
19 May 2020	6.1	RZ/11/2016	Planning Proposal for 85-91 Thomas Street, Parramatta	The Local Planning Panel recommends to Council:	David Lloyd, David Ryan, Alf Lester and Maree Turner	Nil

LPP				<p>(a) That Council endorse the Planning Proposal at Attachment 1 for the purpose of seeking a Gateway Determination for land at 85 – 91 Thomas Street, Parramatta which seeks to amend Parramatta Local Environmental Plan 2011 (PLEP 2011) by:</p> <ul style="list-style-type: none"> <li>i. Maintaining the R4 – High Density Residential zone for the developable part of the site (3,825sqm) and extending the RE1 – Public Recreation zone for the undevelopable land affected by the Natural Resources - Biodiversity control,</li> <li>ii. Increasing the maximum Building Height (HOB) control from 11 metres to 22 metres across the R4 zoned part of the site, and removing the HOB control from the undevelopable land,</li> <li>iii. Increasing the Floor Space Ratio (FSR) control from 0.8:1 to 1.3:1 across the R4 zoned part of the site, and removing the FSR control from the undevelopable land,</li> <li>iv. Removing No.85 Thomas Street from the Land Reserved for Acquisition Map, subject to agreement being reached regarding the Planning Agreement referred to in (d) below.</li> </ul> <p>(b) That Council forward the Planning Proposal to the Department of Planning, Industry &amp; Environment (DPIE) with a request for a Gateway Determination.</p> <p>(c) That a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition.</p> <p>(d) That a draft Planning Agreement, based on the submitted Letter of Offer from the landowner and analysis in this report, be prepared and reported to Council prior to exhibition.</p>		
-----	--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>(e) That the Planning Proposal, draft site-specific DCP and draft Planning Agreement be exhibited concurrently in accordance with the conditions of the Gateway Determination.</p> <p>(f) That Council makes a request to DPIE that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.</p> <p>(g) Further, that Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.</p>		
19 May 2020 LPP	6.2	RZ/6/2019	8-14 Great Western Highway, Parramatta	<p>(a) That Council endorse the Planning Proposal at Attachment 1 for the purpose of requesting a Gateway Determination for land at 8-14 Great Western Highway, Parramatta, which seeks to amend Parramatta Local Environment Plan 2011 (PLEP 2011) by way of:</p> <ul style="list-style-type: none"> <li>i. Increasing the height of building control from 28 metres to 211 metres;</li> <li>ii. Amending the controls so that the FSR which is to apply to the site is composed of mapped components and bonuses as follows: <ul style="list-style-type: none"> <li>a. Mapped FSR increased from 3.5:1 to 10:1 of which a minimum of 1:1 FSR must be commercial uses;</li> <li>b. Design Excellence bonus (15% - 1.5:1);</li> <li>c. High Performing Buildings bonus (5% - 0.5:1);</li> <li>d. Opportunity Sites bonus (3:1);</li> </ul> </li> </ul>	David Lloyd, David Ryan, Alf Lester and Maree Turner	Nil

				<p>e. Unlimited commercial FSR above the 1:1 requirement; and</p> <p>f. Insert a site-specific provision applying maximum car parking rates per the Parramatta CBD Strategic Transport Study.</p> <p>(b) That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment with a request for a Gateway Determination to be issued.</p> <p>(c) That should a Gateway Determination be issued that structures the floor space ratio (FSR) and site specific clauses in an alternative way, that the Chief Executive Officer is authorised to make the necessary amendments to the Planning Proposal for the purposes of public exhibition, only where the total proposed FSR is unchanged.</p> <p>(d) That should a Gateway Determination be issued, a site-specific Development Control Plan be prepared in accordance with the design principles contained within this report.</p> <p>(e) That should a Gateway Determination be issued, the Chief Executive Officer be authorised to negotiate a Planning Agreement in accordance with Council's Planning Agreements Policy.</p> <p>(f) That the draft site-specific Development Control Plan and draft Planning Agreement be reported to Council for endorsement prior</p>		
--	--	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>to being publicly exhibited concurrently with the Planning Proposal.</p> <p>(g) That Council request the Department of Planning, Industry and Environment to issue Council's Chief Executive Officer plan-making delegations for this Planning Proposal.</p> <p>(h) 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.</p>		
19 May 2020 LPP	6.3	RZ/18/2015	55 Aird Street, Parramatta	<p>The Local Planning Panel recommends to Council:</p> <p>(a) That Council notes that one (1) submission was made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement at 55 Aird Street, Parramatta.</p> <p>(b) That Council endorse the Planning Proposal for land at 55 Aird Street (provided at Attachment 1) subject to the Planning Proposal being amended to clarify the purpose of the minimum commercial floor-space provision is to encourage employment-generating uses in the case of a mixed-use development.</p> <p>(c) That Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation and request that the final notification in the Government</p>	David Lloyd, Alf Lester, Maree Turner	Nil

				<p>Gazette only be undertaken once Council confirms that the Planning Agreement has been executed.</p> <p>(d) That Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 2 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 at Attachment 3 and authorise the Chief Executive Officer to sign the Planning Agreement.</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, Development Control Plan and Planning Agreement.</p>		
9 June 2020 COUNCIL	18.2	RZ/6/2019	8-14 Great Western Highway, Parramatta	That Council defers consideration of the current motion until Council reviews its policies with a view to examining the efficacy of expanding its CBD core in order to preserve its function as a major NSW CBD.	Councillors Barrak, Bradley, Davis, Pandey, Prociv, Wearne and Wilson	Councillors Dwyer, Esber, Garrard, Jefferies, Tyrrell and Zaiter
9 June 2020 COUNCIL	18.3	RZ/11/2016	85-91 Thomas Street, Parramatta	<p>(a) That Council endorse the Planning Proposal (at Attachment 1) for the purposes of seeking a Gateway Determination, for land at 85-91 Thomas Street, Parramatta which seeks to amend the Parramatta Local Environmental Plan 2011 in relation to the subject site by:</p> <ol style="list-style-type: none"> <li>1. Maintaining the R4 – High Density Residential zone for the developable part of the site (3,825sqm) and extending the RE1 – Public Recreation zone for the undevelopable land affected by the Natural Resources - Biodiversity control,</li> </ol>	Councillors Barrak, Bradley, Dwyer, Esber, Garrard, Jefferies, Pandey and Tyrrell	Councillors Davis, Prociv, Wearne, Wilson and Zaiter



				<p>2. Increasing the maximum Building Height (HOB) control from 11 metres to 22 metres across the R4 zoned part of the site, and removing the HOB control from the undevelopable land,</p> <p>3. Increasing the Floor Space Ratio (FSR) control from 0.8:1 to 1.3:1 across the R4 zoned part of the site, and removing the FSR control from the undevelopable land,</p> <p>4. Removing No.85 Thomas Street from the Land Reserved for Acquisition Map, subject to agreement being reached regarding the Planning Agreement referred to in (d) below.</p> <p>(b) That the Planning Proposal be forwarded to the Department of Planning, Industry &amp; Environment for a Gateway Determination.</p> <p>(c) That a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition.</p> <p>(d) That the CEO be authorised to negotiate a Planning Agreement on behalf of Council in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the draft site specific DCP and Planning Proposal.</p> <p>(e) That Council advises the Department of Planning, Industry &amp; Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.</p> <p>(f) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.</p>		
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				(g) Further, that Council note the advice of the Local Planning Panel (provided at Attachment 1) is consistent with Council officer's recommendation.		
9 June 2020 COUNCIL	18.4	F2019/01712	Amendment to the East Epping Planning Proposal and draft amendments to the Hornsby DCP 2013	<p>(a) That Council note:</p> <p>i. That the East Epping Planning Proposal was endorsed by Council at its meeting on 8 October 2019 for the purposes of addressing transition issues of high density areas adjacent to heritage conservation areas in Epping; and</p> <p>ii. Subsequently the Planning Proposal received a Gateway Determination from the Department of Planning, Industry and Environment (DPIE) on 10 January 2020.</p> <p>(b) That Council endorse the following amendments to the East Epping Planning Proposal (at Attachment 1 provided under separate cover) for the purposes of forwarding to the DPIE to request the issuing of a revised Gateway Determination:</p> <p>i. Inclusion of an additional 15 properties (1 to 31 Rockleigh Way) in the Planning Proposal to be consistent with Condition 1 of the Gateway Determination; and</p> <p>ii. Amending the proposed height limit applying to the R3 Medium Density Residential zoned land in the Rockleigh Park Precinct (1-31 and 2-24 Rockleigh Way, 3-7 and 4-8 Brenda Way and 5A Essex St) from 9 metres to 11 metres, in order to be consistent with Council's endorsed Harmonisation Planning Proposal.</p> <p>(c) That Council request the Department of Planning, Industry and Environment to issue Council's Chief Executive Officer plan-</p>	Councillors Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Nil

				<p>making delegations for this Planning Proposal.</p> <p>(d) That Council endorse the following amendments to the Hornsby Development Control Plan 2013 (DCP) for the purposes of public exhibition:</p> <ul style="list-style-type: none"> <li>i. The future widening of the pedestrian link between Essex Street and Forest Grove from 1.8 metres to 3 metres at Attachment 2.</li> <li>ii. Setback, heritage and landscaping controls supporting the Planning Proposal for land at 1 – 7 and 2 – 8 Rosebank Avenue, Epping at Attachment 3.</li> <li>iii. Correction of minor errors to the car parking clauses relating to Epping Town Centre at Attachment 4.</li> </ul> <p>(e) That the Draft DCP Amendments be placed on public exhibition concurrently with the Planning Proposals for 1-7 and 2-8 Rosebank Avenue and various properties at East Epping for a minimum of 28 days and the outcome of the public exhibition be reported back to Council.</p> <p>(f) 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 Development Control Plan that may arise during the drafting and exhibition processes.</p>		
9 June 2020 COUNCIL	18.5	RZ/27/2015	23-27 Harold Street, Parramatta	(a) That as a result of Council's resolution of 25 November 2019 to excise areas currently zoned R4 High Density Residential from the Parramatta CBD Planning Proposal, Council defer progressing the Planning Proposal that is the subject of this report until Council has adopted a planning strategy for the planning	Councillors Barrak, Bradley, Davis, Esber, Jefferies, Pandey, Procv, Wearne and Wilson	Councillors Dwyer, Garrard and Tyrrell

				<p>investigation area containing the subject site.</p> <p>(b) That Council note that work on the planning investigation area between Church Street and the Sorrell Street Heritage Conservation Area will be the subject of a Councillor workshop before a draft planning strategy is reported to Council for its consideration in October 2020, for the purposes of public exhibition.</p> <p>(c) Further, that the Department of Planning, Industry and Environment be advised of Council's resolution on this matter.</p>		
9 June 2020 COUNCIL	18.6	RZ/18/2015	55 Aird Street, Parramatta	<p>(a) That Council notes that one (1) submission was made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement at 55 Aird Street, Parramatta.</p> <p>(b) That Council endorse the Planning Proposal (provided at Attachment 2) for land at 55 Aird Street which seeks to amend Parramatta Local Environmental Plan 2011 (PLEP 2011) by way of:</p> <ul style="list-style-type: none"> <li>i. Increasing the height of buildings control from 36 metres to 80 metres;</li> <li>ii. Increasing the floor-space ratio (FSR) control from 4.2:1 to 10:1, noting that the application of the FSR sliding-scale would result in an effective FSR of 6:1 (6.9:1 with design excellence if the site is developed in isolation);</li> <li>iii. Applying maximum car parking rates in accordance with the Parramatta CBD Strategic Transport Study; and</li> <li>iv. Applying a minimum 1:1 commercial floor-space provision on the site.</li> </ul>	Councillors Dwyer, Esber, Garrard, Jefferies, Tyrrell, Wilson and Zaiter	Cirs Barrak, Bradley, Davis, Pandey, Proxiv and Wearne

				<p>(c) That the Planning Proposal be amended to clarify the purpose of the minimum commercial floor-space provision is to encourage employment-generating uses in the case of a mixed-use development.</p> <p>(d) That Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation and request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed.</p> <p>(e) That Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 3 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011.</p> <p>(f) That Council enter into the Planning Agreement as exhibited at Attachment 4 and authorise the Chief Executive Officer to sign the Planning Agreement.</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 amendment process, relating to the Planning Proposal, Development Control Plan and Planning Agreement.</p> <p>(h) Further, that Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 1) is consistent with the recommendations of this report.</p>		
16 June 2020 LPP	5.1	DA/448/2019	5 Yarbon Street, Wentworthville NSW 2145	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/448/2019 for a period of five (5) years within which physical commencement is to	David Lloyd QC as Chairperson, David Johnson, Deborah Sutherland and Kirrily McDermott.	Nil

				occur from the date on the Notice of Determination, subject to conditions of consent within Attachment 1.		
16 June 2020 LPP	5.2	DA/107/2020	49 Rawson Street, Boronia Park (R88719) & 37A Bridge Street, EPPING NSW 2121	<p>(a) That the Parramatta Local Planning Panel, exercising the functions of the Council as the consent authority pursuant to the provisions of Section 4.16 of the Environmental Planning and Assessment Act 1979, grant development consent to DA/107/2020 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination.</p> <p>(b) That all the objectors be advised of the Parramatta Local Planning Panel's decision.</p>	David Lloyd QC as Chairperson, David Johnson, Deborah Sutherland and Kirrily McDermott.	Nil
16 June 2020 LPP	5.3	DA/513/2009/A	19 Brodie Street, Rydalmere	<p>That the Parramatta Local Planning Panel, exercising the functions of the Council as the consent authority pursuant to the provisions of Section 4.56 of the Environmental Planning and Assessment Act 1979, modify consent to DA/513/2009 for 'Alterations and additions to a commercial building which contains an approved brothel and takeaway shop. The application seeks approval to increase the number of client service rooms in the brothel from 2 to 8 and the number of sex workers from 2 to 12. Alteration and additions are proposed at both the ground and first floor levels'. Modifications will comprise internal alterations and additions, amendments to operational details, and numbering of conditions, for a period of five (5) years from the date on the original Notice of Determination.</p> <p>That condition 9 be amended to remove the term 'licensed'.</p> <p>That condition 6 be deleted.</p> <p>(d) That all the objectors be advised of the Parramatta Local Planning Panel's decision. and recommendations first.</p>	David Lloyd QC as Chairperson, David Johnson, Deborah Sutherland.	Kirrily McDermott

				The Panel decision was unanimous except for the retention of condition 11 & 15(a) where Ms McDermott was against the retention of conditions 11 & 15(a) with the condition that only 4 employees were working at any one time.		
16 June 2020 LPP	5.4	DA/158/2020	15 Pearl Avenue, Epping	<p>Pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act, 1979:</p> <p>(a) That the Parramatta Local Planning Panel, exercising the functions of Council as a consent Authority approve development consent of DA/158/2020 for demolition of the existing detached garage, alterations and additions to the existing dwellings and construction of a two bedroom secondary dwelling.</p> <p>(b) Further, that submitters be advised of the Panel's decision.</p> <p>(c) That condition 6 be amended to omit the reference of the removal of the pencil pine. A landscaping plan which includes the provision of additional substantial trees to replace the pencil pine and to soften the visual impact of the proposed development in the streetscape to be submitted and approved by Council prior to issuing of the Certificate.</p>	David Lloyd QC as Chairperson, David Johnson, Deborah Sutherland and Kirrily McDermott.	Nil
16 June 2020 LPP	6.1	RZ/10/2018	355 and 375 Church St, Parramatta	<p>That the Local Planning Panel recommend to Council:</p> <p>(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 at Attachment 1 to</p>	David Lloyd QC as Chairperson, David Johnson, Deborah Sutherland and Kirrily McDermott.	Nil

				<p>amend Parramatta LEP 2011 for land at 355 and 375 Church St, Parramatta as follows:</p> <ol style="list-style-type: none"> <li>1) Apply the Prince Alfred Square Solar Access Plane as the height controls for this site</li> <li>2) Increase FSR from part 3:1/part 4:1 to 6:1 (exclusive of Design Excellence)</li> <li>3) Apply maximum car parking rates as follows: <ol style="list-style-type: none"> <li>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 draft Parramatta CBD Planning Proposal.</li> <li>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.</li> </ol> </li> </ol> <p>(b) That Council advises DPIE that the Chief Executive Officer will not be exercising the plan-making delegations for this Planning</p>		
--	--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



				<p>Proposal as authorised by Council on 26 November 2012.</p> <p>(c) That a draft site-specific Development Control Plan (DCP) for the subject site be prepared that addresses matters including but not limited to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2) Relationship to and mitigating impacts on Heritage Items;</li> <li>3) Traffic issues such as sightlines, vehicle queuing, pedestrian safety and bicycle parking;</li> <li>4) Demonstrating adaptive re-use potential of drive-through facility and at least some of the parking spaces proposed;</li> <li>5) Active frontage requirements; and</li> <li>6) Relationship to 383 Church Street isolated site.</li> </ol> <p>(d) That the CEO be authorised to negotiate a draft Planning Agreement with the landowner in accordance with the Parramatta CBD Community Infrastructure framework.</p> <p>(e) That the draft DCP and draft Planning Agreement are reported back to Council prior to their concurrent exhibition with the Planning Proposal.</p> <p>(f) Further, that Council authorise the CEO to amend the Planning Proposal to correct any</p>		
--	--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.		
16 June 2020 LPP	6.2	RZ/9/2019	1 Windsor Road, North Rocks	<p>That the Local Planning Panel recommend to Council:</p> <p>That the planning proposal not proceed for the reason that retail premises such as a Woolworths supermarket and liquor store should not be permitted at an isolated site but should be located in or attached to existing town or village centres, in line with sound strategic land use planning.</p>	D Lloyd, D Johnson and D Sutherland	K McDermott
16 June 2020 LPP	6.3	RZ/9/2018	114-118 Harris Street, Harris Park	<p>That the Local Planning Panel recommend to Council:</p> <p>(a) That Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment, 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:</p> <ol style="list-style-type: none"> <li>1. Increase the maximum building height from 54 metres (15 storeys) to 126 metres (32 storeys);</li> <li>2. Increase the maximum FSR on the Floor Space Ratio Map from 4:1 to 10:1;</li> <li>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</li> <li>4. Amend the Special Areas Provisions Map to identify the site and add site-</li> </ol>	David Lloyd QC as Chairperson, David Johnson, Deborah Sutherland and Kirrily McDermott.	Nil

				<p>specific controls that provide for the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. Requirement for minimum 1:1 commercial floor space</li> <li>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.</li> <li>d. Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.</li> </ul> <p>(b) That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request the issuing of a Gateway Determination.</p> <p>(c) That a draft site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition. This draft DCP should address, at a minimum:</p> <ul style="list-style-type: none"> <li>1. Built form and massing;</li> <li>2. Building setbacks;</li> <li>3. Flooding; and</li> <li>4. Road widening.</li> </ul> <p>(d) That with regards to a Planning Agreement for the subject site:</p>		
--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<ol style="list-style-type: none"> <li>1. the applicant be invited to negotiate a Planning Agreement in line with Council's policy position on Planning Agreements in the Parramatta CBD;</li> <li>2. delegated authority be given to the Chief Executive Officer to negotiate a draft Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council; and</li> <li>3. the outcome of the negotiations shall be reported back to Council prior to the draft Planning Agreement being placed on public exhibition.</li> </ol> <p>(e) That the Planning Proposal, DCP and Planning Agreement are concurrently exhibited.</p> <p>(f) 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.</p> <p>(g) That the high performance building bonus may apply to this particular site subject to no increase in height.</p>		
13 July 2020 COUNCIL	12.1	RZ/6/2019	Gateway Request Planning Proposal at 8-14 Great Western Highway, Parramatta	<p>That the resolution of the Council held on 9 June 2020 in relation to Item 18.2 – Gateway Request Planning Proposal at 8-14 Great Western Highway, Parramatta, namely:</p> <p>That Council defers consideration of the current motion until Council reviews its policies with a view to examining the efficacy of expanding its CBD core in order to preserve its function as a major NSW CBD.</p> <p>be and is hereby rescinded.</p>	Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne and Zaiter	Councillors Barrak, Bradley, and Wilson
13 July 2020 COUNCIL	18.4	RZ/10/2018	Planning Proposal for 355 and 375 Church St, Parramatta	(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	Councillors Barrak, Bradley, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne and Zaiter	Councillors Davis and Wilson

				<p>amend Parramatta LEP 2011 for land at 355 and 375 Church St, Parramatta as follows:</p> <ol style="list-style-type: none"> <li>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</li> <li>2) Increase FSR from part 3:1/part 4:1 to 6:1 (exclusive of Design Excellence)</li> <li>3) Apply maximum car parking rates as follows: <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> </li> </ol> <p>(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.</p> <p>(c) That a draft site-specific Development Control Plan (DCP) for the subject site be prepared that addresses matters including but not limited to:</p> <ol style="list-style-type: none"> <li>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;</li> <li>2) Relationship to and mitigating impacts on Heritage Items;</li> </ol>		
--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>3) Traffic issues such as sightlines, vehicle queuing, pedestrian safety and bicycle parking;</p> <p>4) Demonstrating adaptive re-use potential of drive-through facility and at least some of the parking spaces proposed;</p> <p>5) Active frontage requirements; and</p> <p>6) Relationship to 383 Church Street isolated site.</p> <p>(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:</p> <p>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;</p> <p>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);</p> <p>3) Addressing the potential circumstance in which the rate in the Parramatta CBD Community Infrastructure Framework changes;</p> <p>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</p>		
--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>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.</p> <p>(e) That the draft DCP and draft Planning Agreement are reported back to Council prior to their concurrent exhibition with the Planning Proposal.</p> <p>(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.</p> <p>(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.</p>		
13 July 2020 COUNCIL	18.5	RZ/9/2018	Planning Proposal for 114 – 118 Harris St, Harris Park	<p>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:</p> <ol style="list-style-type: none"> <li>1. Increase the maximum building height on the Height of Buildings Map from 54 metres (15 storeys) to 126 metres (32 storeys);</li> <li>2. Increase the maximum FSR on the Floor Space Ratio Map from 4:1 to 10:1;</li> <li>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</li> </ol>	Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Councillors Barrak and Bradley

				<p>4. Amend the Special Areas Provisions Map to identify the site and add site-specific controls that provide for the following:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b. Requirement for minimum 1:1 commercial floor space.</li> <li>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.</li> <li>d. Requirement to demonstrate Experiment Farm is not overshadowed by development of the site.</li> </ol> <p>(b) That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request the issuing of a Gateway Determination.</p> <p>(c) That a draft site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition. This draft DCP should address, at a minimum:</p> <ol style="list-style-type: none"> <li>1. Built form and massing;</li> <li>2. Building setbacks;</li> <li>3. Flooding; and</li> <li>4. Road widening.</li> </ol> <p>(d) That with regards to a Planning Agreement for the subject site:</p> <ol style="list-style-type: none"> <li>1. The applicant be invited to negotiate a Planning Agreement in line with Council's policy position on Planning Agreements in the Parramatta CBD;</li> <li>2. Delegated authority be given to the Chief Executive Officer to negotiate a draft Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council; and</li> </ol>		
--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



				<p>3. The outcome of the 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, DCP and Planning Agreement are concurrently exhibited.</p> <p>(f) 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.</p> <p>(g) 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 Planning Proposal, DCP and / or Planning Agreement processes.</p> <p>(h) Further, that Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 2) is generally consistent with the recommendations of this report. However, the Panel added the following recommendation: '(g) That the high performance building bonus may apply to this particular site subject to no increase in height'. This recommendation is not supported by Council officers and is not included above for reasons outlined in this report.</p>		
13 July 2020 COUNCIL	18.6	RZ/4/2018	Draft Development Control Plan and draft Planning Agreement, 18 – 40 Anderson Street, Parramatta	<p>That Council approve the draft Development Control Plan (DCP) at Attachment 1 for the purposes of public exhibition, subject to the following amendments:</p> <p>1. Figure 3 to be finalised in accordance with the detailed design for landscaping to be agreed as part of the finalisation process for</p>	Councillors Barrak, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Councillor Bradley

				<p>the draft Planning Agreement; this should include adding dimensions to the figure.</p> <p>2. Figure 4 to be amended so that the residential podium height is notated as RL 30.4 and the building overhang near the on-site trees is deleted.</p> <p>(b) That Council delegate authority to the Chief Executive Officer to finalise a draft Planning Agreement that takes into consideration the letter of offer at Attachment 2 for the purposes of public exhibition. This requires resolution of the following outstanding matters:</p> <ul style="list-style-type: none"> <li>• A process to ensure appropriate design, delivery and valuation of the footpath and park embellishment works;</li> <li>• Determining whether the applicant be party to the agreement rather than the landowner;</li> <li>• Confirmation on the timing of the following actions <ul style="list-style-type: none"> <li>o payment of contributions,</li> <li>o delivery of the works in kind,</li> <li>o registration and removal of the agreement from the title of the land; and</li> <li>o defect rectification periods;</li> </ul> </li> <li>• Inclusion of a cap on the legal/administration costs payable by the applicant;</li> <li>• Potential access to Council owned land for construction cranes; and</li> <li>• Other legal, policy and security measures as they arise during the agreement drafting process.</li> </ul> <p>(c) That the draft DCP and draft Planning Agreement (once draft versions are finalised) are publicly exhibited concurrently with the Planning Proposal for 18–40</p>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>Anderson Street previously endorsed by Council on 12 August 2019.</p> <p>(d) That the public exhibition outcomes are 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 DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.</p>		
21 July 2020 LPP	5.1	DA/19/2020	25 Ray Road, Epping (Lot 2 DP 1180988)	That the Parramatta Local Planning Panel defers determination of DA/19/2020 to allow amended plans to be provided to address the matters raised in the reasons for decision set out below.	Mary-Lynne Taylor in the Chair, Sue Francis, Alf Lester and Ian Gilbertson.	Nil
21 July 2020 LPP	5.2	DA/498/2019	36 Orchard Road, Beecroft (Lot 10 DP 31392)	<p>(a) That Parramatta Local Planning Panel, exercising the functions of Council as the consent authority pursuant to the provisions of 4.16(1)(b) of the Environmental Planning and Assessment Act, 1979, refuse development consent to DA/498/2019 for demolition of existing structures, site consolidation, tree removal and construction of a 60 place childcare centre at 36 Orchard Road, Beecroft for the following reasons:</p> <p>1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, the proposal is inconsistent with the objectives of the R2 Zone of Hornsby Local Environmental Plan 2013 as the built form is of a bulk and scale that results in unreasonable amenity impacts to adjoining properties, adversely impacts on the streetscape and does not achieve satisfactory urban design outcomes.</p>	Mary-Lynne Taylor in the Chair, Sue Francis, Alf Lester and Ian Gilbertson.	Nil

				<p>2. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal fails to comply with Clause 23 of State Environmental Planning Policy (Educational Establishments and Childcare Facilities) 2017 and the Child Care Planning Guideline 2017 as:</p> <ul style="list-style-type: none"> <li>o 3.1 The proposal is contrary to the planning objectives within Part 1.3 of the Guideline in that the proposal is not compatible within the existing streetscape and the proposal does not adequately minimise adverse impacts on adjoining properties and the neighbourhood.</li> <li>o 3.2 The proposal is contrary to the design principles of Part 2 of the Guideline in relation to context, built form, landscaping, amenity and safety.</li> <li>o 3.3 The proposal is contrary to the Part 3 considerations of the guideline with respect to Part 3.2 Local Character, Streetscape and the public domain interface, Part 3.3 Building Orientation, Envelope and Design, Part 3.4 Landscaping, Part 3.5 Visual and Acoustic Privacy and Part 3.6 Noise and Pollution.</li> </ul> <p>3. Pursuant to Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the proposal does not comply with the desired outcomes or the prescriptive measures of the Hornsby Development Control Plan 2013 in respect to Part 7.1.3 Setbacks.</p> <p>4. Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, the development would result in an adverse environmental and amenity impact on the surrounding built environment as the proposal would result in adverse visual and acoustic impacts,</p>		
--	--	--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>overshadowing impacts and not be consistent with the existing streetscape.</p> <p>5. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the development would not be in the public interest as the proposal is contrary to the local planning controls.</p> <p>(b) Further, that the submitters be advised of the Panel's decision.</p>		
21 July 2020 LPP	6.1	RZ/9/2017	<p>Planning Proposal, draft Development Control Plan and draft Planning Agreement for 33-43 Marion Street, Parramatta</p>	<p>That the Local Planning Panel recommend to Council:</p> <p>(a) That Council notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement at 33-43 Marion Street, Parramatta, a summary of which is provided at Attachment 1.</p> <p>(b) That Council endorse for finalisation the Planning Proposal for land at 33-43 Marion Street (provided at Attachment 2) which seeks to amend Parramatta Local Environmental Plan 2011 by way of:</p> <p>i. Increasing the height of buildings control from 12 metres to 80 metres;</p> <p>ii. Increasing the floor-space ratio (FSR) control from 2:1 to 6:1 (6.9:1 with design excellence bonus);</p> <p>iii. De-listing the heritage item at 37 Marion Street, Parramatta;</p> <p>iv. Including a site-specific provision which allows for an additional 5 percent FSR</p>	<p>Mary-Lynne Taylor in the Chair, Sue Francis, Alf Lester and Ian Gilbertson.</p>	<p>Nil</p>

				<p>bonus where the development achieves certain high performing building criteria; and</p> <p>v. Including a site-specific provision to require satisfactory arrangements for the provision of state infrastructure, as required by the Department of Planning, Industry and Environment</p> <p>subject to the Planning Proposal being amended to apply maximum car parking rates in accordance with the Parramatta CBD Strategic Transport Study.</p> <p>(c) That Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation and request that the final notification 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 3 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011, noting amendments included in the attached Draft DCP relating to design controls for the through-site link following public exhibition.</p> <p>(e) That Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement after considering the amendments requested by the applicant but seeking to ensure that the final Planning Agreement satisfies the following principles:</p> <p>i. That the Planning Agreement be substantially the same as the exhibited version (at Attachment 4)</p>		
--	--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<ul style="list-style-type: none"> <li>ii. That Community Infrastructure be levied against all residential uplift that has been facilitated by the Planning Proposal</li> <li>iii. That if the development proposes a primarily residential development and any ancillary commercial development on this site is less than the current 2:1 base FSR then the commercial floor space provided should have no impact on the calculation of the community infrastructure payable.</li> <li>iv. If the development proposed is a mixed-use development and the development provides commercial floor space greater than the 2:1 base FSR or entirely commercial development then no community infrastructure should be charged for any commercial floor space exceeding the 2:1 base FSR on this site. (Note community infrastructure is not applied to any base FSR regardless of the use of this floor space).</li> <li>v. That Community Infrastructure not be levied against any bonuses achieved under the Parramatta LEP 2011 (such as design excellence and high performing buildings) or another Environmental Planning Instruments (such as Affordable Rental Housing or Seniors Housing SEPP).</li> <li>(f) That the Chief Executive Officer be authorised to sign the Planning Agreement on Council's behalf.</li> <li>(g) 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, Development Control Plan and Planning Agreement.</li> </ul>		
27 July 2020 COUNCIL	18.2	RZ/9/2019	Gateway Request: Planning Proposal for land at 1 Windsor Road, North Rocks	(a) That Council endorse the Planning Proposal (at Attachment 1) for the purposes of seeking a Gateway Determination from the	Councillors Barrak, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Procriv,	Councillor Bradley

				<p>Department of Planning, Industry and Environment (DPIE) for land at 1 Windsor Road, North Rocks which seeks to amend Schedule 1 of the Parramatta (former The Hills) Local Environmental Plan 2012 by adding retail premises as an additional permitted use (limited to a maximum of 3,800 m2) to facilitate a Woolworths supermarket and a liquor store.</p> <p>(b) That the Planning Proposal be forwarded to the DPIE for a Gateway Determination.</p> <p>(c) That Council advises the DPIE that the Chief Executive Officer (CEO) will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.</p> <p>(d) That Council authorise the CEO to negotiate a Planning Agreement on behalf of Council, with the outcome of negotiations to be reported back to Council prior to its concurrent public exhibition with the Planning Proposal, relating to the following:</p> <ol style="list-style-type: none"> <li>1. delivery of a roundabout on North Rocks Road, and</li> <li>2. augmentation of the existing bridge over Darling Mills Creek to facilitate increased capacity for pedestrians and cyclists.</li> </ol> <p>(e) That a delivery mechanism be agreed to by the State Government and the proponent to facilitate the delivery of the land required to accommodate future upgrades to the James Ruse Drive/Windsor Rd intersection prior to public exhibition of the Planning Proposal.</p> <p>(f) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.</p>	<p>Tyrrell, Wearne, Wilson and Zaiter</p>	
--	--	--	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------	--



				(g) Further, that Council note the advice of the Local Planning Panel dated 16 June 2020 in relation to this matter is not consistent with the above recommendation.		
COUNCIL 10 Aug 2020	18.1	RZ/9/2017	33-43 Marion Street, Parramatta	<p>(a) That Council notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement at 33-43 Marion Street, Parramatta, a summary of which is provided at Attachment 2.</p> <p>(b) That Council endorse for finalisation the Planning Proposal for land at 33-43 Marion Street (provided at Attachment 3) which seeks to amend Parramatta Local Environmental Plan 2011 by way of:</p> <ul style="list-style-type: none"> <li>i. Increasing the height of buildings control from 12 metres to 80 metres;</li> <li>ii. Increasing the floor-space ratio (FSR) control from 2:1 to 6:1 (6.9:1 with design excellence bonus);</li> <li>iii. De-listing the heritage item at 37 Marion Street, Parramatta;</li> <li>iv. Including a site-specific provision which allows for an additional 5 percent FSR bonus where the development achieves certain high performing building criteria;</li> <li>v. Including a site-specific provision to require satisfactory arrangements for the provision of state infrastructure, as required by the Department of Planning, Industry and Environment; and</li> <li>vi. Include a site specific provision to apply maximum car parking rates in accordance with the Parramatta CBD Strategic Transport Study, as required by Transport for NSW.</li> </ul>	Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Tyrrell and Zaiter	Councillors Barrak, Bradley, Davis, Pandey, Prociv, Wearne and Wilson

				<p>(c) That Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation and request that the final notification 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, including amendments following public exhibition relating to design controls for the through-site link.</p> <p>(e) That Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement after considering the amendments requested by the applicant but seeking to ensure that the final Planning Agreement satisfies the following principles:</p> <ul style="list-style-type: none"> <li>i. That the Planning Agreement be substantially the same as the exhibited version (at Attachment 5);</li> <li>ii. That Community Infrastructure be levied against all residential uplift that has been facilitated by the Planning Proposal;</li> <li>iii. That if the development proposes a primarily residential development and any ancillary commercial development on this site is less than the current 2:1 base FSR then the commercial floor space provided should have no impact on the calculation of the community infrastructure payable;</li> <li>iv. If the development proposed is a mixed-use development and the development provides commercial floor space greater than the 2:1 base</li> </ul>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>FSR or entirely commercial development then no community infrastructure should be charged for any commercial floor space exceeding the 2:1 base FSR on this site. (Note community infrastructure is not applied to any base FSR regardless of the use of this floor space); and</p> <p>v. That Community Infrastructure not be levied against any bonuses achieved under the Parramatta LEP 2011 (such as design excellence and high performing buildings) or other Environmental Planning Instruments (such as the Affordable Rental Housing or Seniors Housing SEPPs).</p> <p>(f) That the Chief Executive Officer be authorised to sign the Planning Agreement on Council's behalf.</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 amendment process relating to the Planning Proposal, Development Control Plan and Planning Agreement.</p> <p>(h) Further, that Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 1) is consistent with the recommendations of this report.</p>		
LPP 18 Aug 2020	5.1	DA/164/2020	11A and 13 Carter Street, Lidcombe	That the Parramatta Local Planning Panel exercising the function of the Council as the consent authority pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979 grants consent subject to the conditions of consent to development application no. DA/164/2020 for the change of use from serviced apartments to residential apartments for levels 3-11 in building B	David Lloyd, Richard Thorp, Tony Reed and Peter Haliburn	Nil

				and associated works including reconfiguration of parking, reconfiguration of ground floor (including reduction in supermarket size and inclusion of new retail tenancies), façade changes, and minor floor plan reconfigurations of building B at Lots 6 and 7 DP 1228764, 11A and 13 Carter Street, Lidcombe.		
LPP 18 Aug 2020	5.2	DA/80/2019	12 James Street, Carlingford	<p>(a) That the Parramatta Local Planning Panel exercising the function of the Council as the consent authority pursuant to section 4.16 of the Environmental Planning and Assessment Act 1979, that Parramatta Local Planning Panel exercising the functions of Council, grant development consent to DA/80/2019 for demolition of existing structures, tree removal and the construction of an eighteen (18) storey mixed use development containing 64 apartments and ground floor retail space over 5 levels of basement parking at 12 James Street, Carlingford for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to the following conditions held at Attachment 1 of this report.</p> <p>(b) That Parramatta Local Planning Panel approve a variation to floor space ratio control prescribed in Clause 4.1A – Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings in Parramatta (Former The Hills) Local Environmental Plan 2012, under the provisions of Clause 4.1A(3) – Variations to Development Standards as it satisfies the objectives of the control and the R1 General Residential zone, and there are sufficient environmental planning grounds to justify the variation.</p>	David Lloyd, Richard Thorp, Tony Reed and Peter Haliburn	Nil

(c) That Parramatta Local Planning Panel approve a variation to floor space ratio control prescribed in Clause 4.3 – Height of Buildings in Parramatta (Former The Hills) Local Environmental Plan 2012, under the provisions of Clause 4.6 – Variations to Development Standards as it satisfies the objectives of the control and the R1 General Residential zone, and there are sufficient environmental planning grounds to justify the variation.

(d) Further, that Parramatta Local Planning Panel approve a variation to floor space ratio control prescribed in Clause 4.4 – Floor Space Ratio in Parramatta (Former The Hills) Local Environmental Plan 2012, under the provisions of Clause 4.6 – Variations to Development Standards as it satisfies the objectives of the control and the R1 General Residential zone, and there are sufficient environmental planning grounds to justify the variation.

The reasons for the conditions imposed on this application are as follows:

1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.

				<p>3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.</p> <p>4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.</p>		
LPP 18 Aug 2020	5.3	DA/279/2020	Garside Park, 1-3 Onslow Street, GRANVILLE NSW 2142	That the Parramatta Local Planning Panel exercising the functions of Council pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979 grant development consent to DA/279/2020 for the demolition of an existing two storey community building and provision of landscape work on land at Lot 1 DP 537684, Lot 2 DP 537684, Lot 1 DP 336811, Lot 359 DP 752058, F.S. Garside Park, 1-3 Onslow Street, GRANVILLE NSW 2142.	David Lloyd, Richard Thorp, Tony Reed and Peter Haliburn	Nil
LPP 15 Sep 2020	5.1	DA/45/2020	207 Church Street, Parramatta	<p>(a) That the Parramatta Local Planning Panel (PLPP) exercising the functions of Council, pursuant to Section 8.4 and 4.16 of the Environmental Planning and Assessment Act, 1979, grant development consent to DA/45/2020 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 condition 12 be amended to read Monday to Sunday.</p> <p>The reasons for the conditions imposed on this application are as follows:</p> <p>1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.</p>	David Lloyd, Maree Turner & Robert Hussey	Nil

				<ol style="list-style-type: none"> <li>2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.</li> <li>3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.</li> <li>4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.</li> </ol>		
LPP 15 Sep 2020	5.2	DA/220/2020	13 Collett Parade, PARRAMATTA 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, refuse development consent to DA/220/2020 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. State Environmental Planning Policy (Affordable Rental Housing) 2009 <ol style="list-style-type: none"> <li>i. The proposed development in its current form is unsuitable on the site and does not exhibit a satisfactory building form and massing in that it is inconsistent with the following provisions prescribed within SEPP (Affordable Rental Housing) 2009: <ol style="list-style-type: none"> <li>i. Clause 30A – The proposed development in its current form is not in harmony with the existing and future desired character of the locality.</li> </ol> </li> </ol> </li> <li>2. Parramatta Local Environmental Plan 2011</li> </ol>	David Lloyd, David Ryan, Robert Hussey	Maree Turner

				<ul style="list-style-type: none"> <li>i. The proposed development is inconsistent with clause 1.2(2)(h) 'Aims of plan' in the Parramatta Local Environmental Plan 2011 as it does not contribute towards the orderly and sustainable development of Parramatta, and results in an overdevelopment on a constrained, isolated site.</li> <li>ii. The proposal does not comply with clause 4.3 'Height of buildings' as it will result with a building height that contravenes the maximum building height and fails to reinforce and respect the existing character and scale of the street, which is gradually transitioning from low density residential development to high density residential development.</li> <li>iii. The proposal fails to demonstrate compliance with the height of buildings development standard is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard as required by clause 4.6(3) of the Parramatta Local Environmental Plan 2011.</li> </ul> <p>3. Parramatta Development Control Plan 2011</p> <ul style="list-style-type: none"> <li>i. The proposed development does not exhibit a satisfactory building form and massing and is inconsistent with the following provisions of Parramatta Development Control Plan 2011: <ul style="list-style-type: none"> <li><input type="checkbox"/> Section 3.1.3 – Preliminary Building Envelopes: Excessive building height, non-compliant front, side and rear setbacks,</li> </ul> </li> </ul>		
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--



				<p>insufficient site frontage, no deep soil zones and inadequate landscaped areas.</p> <ul style="list-style-type: none"> <li>□ Section 3.2.5 Streetscape Appearance – The development does not positively contribute to the streetscape quality of Collett Parade, as it creates excessive building dominance to the street frontage on an isolated site. In this regard, it is inconsistent with objectives O.1 and O.3.</li> <li>□ Section 3.7.2 – Site Consolidation and Development on Isolated Sites: The proposal is inconsistent with Objective O.2 and Design Principle P.3.</li> <li>□ Section 5.1 – Boarding Houses: The proposal is inconsistent with the following objectives and design principles in Section 5.1: <ul style="list-style-type: none"> <li>o Objectives O.7 and O.8, and Design Principles P.4, P.10, P.21, P.46, P.48, P.55 and P.60</li> </ul> </li> </ul> <p>4. Environmental Planning and Assessment Act 1979</p> <ul style="list-style-type: none"> <li>i. The proposed development in its current form is inconsistent with Section 1.3(c) of the EP&amp;A Act 1979, as it fails to promote the orderly and economic use of the subject site.</li> <li>ii. The proposed development is not considered to be in the public interest and fails to satisfy section 4.15(1)(b),</li> </ul>		
--	--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>(c), (d), and (e) of the Environmental Planning and Assessment Act 1979.</p> <p>(c) That by placing the recommendation at the front of the report, it should be used in the direct order of information/sequence for an informed reader. The direct order focuses the reader's attention on the conclusions and recommendations first.</p> <p>(d) Further, that the grounds of refusal point 2 add the words 'and the development does not provide a better planning outcome than an otherwise complying development'.</p>		
LPP 15 Sep 2020	5.3	DA/176/2020	16 Owen Street, Wentworthville	<p>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, refuse development consent to DA/176/2020 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, the proposal does not achieve the objectives of the R2 Low Density Residential zone of the Parramatta Local Environmental Plan 2011 as the proposal cannot maintain minimum lot area standards;</li> <li>2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, the proposal does not comply with Clause 4.1 Minimum subdivision lot size of Parramatta Local Environmental Plan 2011;</li> <li>3. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, the submitted Clause 4.6 Statement does not provide sufficient justification against court judgements FourFive and</li> </ol>	David Lloyd QC, David Ryan, Robert Hussey and Maree Turner	Nil

				<p>Micaul to demonstrate why the standard is unreasonable and unnecessary. In addition, the submitted Clause 4.6 Statement does not demonstrate that there are sufficient environmental planning grounds to justify contravening the minimum subdivision lot size development standard;</p> <p>4. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act, the proposal fails to comply with the Parramatta Development Control Plan 2011 with respect to Residential Subdivision;</p> <p>5. In accordance with Section 4.15(1)(b) of the Environmental Planning and Assessment Act, the proposal would set an undesirable precedent in the immediate vicinity;</p> <p>6. In accordance with Section 4.15(1)(c) of the Environmental Planning and Assessment Act, the site is not considered suitable for the proposed development; and</p> <p>7. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act, the proposal is not in the public interest.</p>		
LPP 15 Sep 2020	5.4	DA/204/2020	19-23 Post Office Street and 8 Donald Street, Carlingford NSW 2118	<p>(a) That the Parramatta Local Planning Panel (PLPP) support the variation to Clause 4.1 Minimum Lot Size of the Parramatta (former The Hills) Local Environmental Plan 2012 under the provisions of Clause 4.6.</p> <p>(b) That the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(1)(a) of the Environmental Planning and Assessment Act 1979, grant development consent to DA/204/2020 for a period of five (5) years within which physical commencement is to</p>	David Lloyd QC, David Ryan, Robert Hussey and Maree Turner	Nil

				<p>occur from the date on the Notice of Determination, subject to conditions of consent. The reasons for the conditions imposed on this application are as follows:</p> <ol style="list-style-type: none"> <li>1. To facilitate the orderly implementation of the objectives of the Environmental Planning and Assessment Act 1979 and the aims and objectives of the relevant Council Planning instrument.</li> <li>2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.</li> <li>3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.</li> <li>4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and Assessment Act 1979 are maintained.</li> </ol>		
COUNCIL 28 Sep 2020	17.3	RZ/25/2016	Draft Development Control Plan and draft Planning Agreement for land at 235-237 Marsden Road, Carlingford	<p>(a) That Council endorse the draft site-specific Development Control Plan (DCP) for the land at 235 – 237 Marsden Road, Carlingford, as provided at Attachment 1, for the purposes of public exhibition.</p> <p>(b) That Council delegate authority to the Chief Executive Officer to prepare the legal drafting of a Planning Agreement in accordance with the letter of offer (provided at Attachment 2) and the specifications of the through site link set out in the draft site-specific DCP (provided at Attachment 1) for the purposes of public exhibition.</p>	Councillors Barrak, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv and Tyrrell	Councillors Bradley, Davis, Wearne, Wilson and Zaiter

				<p>(c) That the draft site-specific DCP and draft Planning Agreement be placed on public exhibition concurrently with the Planning Proposal for land at 235 – 237 Marsden Road, Carlingford for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council; and</p> <p>(d) Further, that Council delegate authority to the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft site-specific DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.</p>		
LPP 29 Sep 2020	5.1	RZ/1/2020	112 Wharf Road, 30 & 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington	<p>That the Local Planning Panel recommend to Council:</p> <p>(a) That Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment (DPIE), the Planning Proposal for land at 112 Wharf Road, 30 Waratah Street and 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington which seeks to amend Parramatta Local Environmental Plan 2011 (PLEP 2011) by:</p> <ol style="list-style-type: none"> <li>1. Rezoning 112 Wharf Road, 32 Waratah Street and 82 Hughes Avenue from IN1 General Industrial to part R4 High Density Residential and part RE1 Public Recreation.</li> </ol>	Mary-Lynne Taylor in the Chair, Deborah Sutherland, Lindsay Fletcher and Warrick McLean	Nil

				<ol style="list-style-type: none"> <li>2. Rezoning 30 Waratah Street from IN1 General Industrial to RE1 Public Recreation.</li> <li>3. Amending the maximum building height from 12m to a combination of 34m, 45m and 77m (approximately 8, 12 and 22 storeys respectively).</li> <li>4. Amending the Floor Space Ratio (FSR) on the East site from 1:1 to 1.66:1.</li> <li>5. Amending the FSR on the West site from 1:1 to 1.79:1.</li> <li>6. Inserting a site-specific provision in Part 6 Additional local provisions – generally of PLEP 2011 and amending the Additional Local Provisions map to include the land to ensure: <ol style="list-style-type: none"> <li>6.1 That design excellence provisions be applicable to buildings of 55m and above in height without the provision of bonuses.</li> <li>6.2 A minimum of 1,000m<sup>2</sup> of non-residential floor space is to be provided within the site to serve the local retail and commercial needs of the incoming population.</li> </ol> </li> </ol>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>7. Amending the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council.</p> <p>8. Inserting provisions into PLEP 2011 to ensure that the number of dwellings approved at the development application stage aligns with the delivery of the required infrastructure as identified by Council and in the TMAP as per the implementation plans endorsed by Council on 12 August 2019.</p> <p>9. Amending Schedule 1 Additional Permitted Uses to permit 'food and drink premises' in the R4 High Density Residential zone.</p> <p>(b) That the Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway determination.</p> <p>(c) That a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.</p> <p>(d) That Council delegates authority to the CEO to commence negotiations to enter into a planning agreement with the applicant in relation to infrastructure provision required to support the proposal and that any planning agreement entered into is:</p>		
--	--	--	--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<ol style="list-style-type: none"> <li>1. in addition to developer contributions payable; and</li> <li>2. reported to Council prior to public exhibition.</li> </ol> <p>(e) That the site-specific DCP and Planning Agreement be publicly exhibited concurrently with the Planning Proposal should Gateway determination be issued.</p> <p>(f) That Council advises the DPIE that the CEO will be not be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(g) Further, that Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.</p>		
LPP 29 Sep 2020	5.2	F2018/03032	Gateway Request: Planning Proposal - Increasing Commercial Floorspace in the Epping Town Centre	<p>That the Local Planning Panel recommend to Council:</p> <p>(a) That Council delegate authority to the Chief Executive Officer to prepare a planning proposal which seeks the following amendments to Parramatta Local Environmental Plan 2011 and Hornsby Local Environmental Plan 2013 applying to all land in the B2 Local Centre zone in the Epping Town Centre with the exception of 6 - 14 and 18A Bridge Street and 24-30 High Street relating to Option 3 detailed in this report that:</p> <ol style="list-style-type: none"> <li>i. Introduces a new clause which will limit the ground, first and second</li> </ol>	Mary-Lynne Taylor in the Chair, Deborah Sutherland, Lindsay Fletcher and Warrick McLean	Nil



				<p>floors of any building facing a street to non-residential uses only and ensure a change of use proposed on these levels would not allow residential uses. An exception will be applied to that part of a building that faces a service lane or is required for entrances and lobbies, access for fire services or vehicular access associated with residential accommodation.</p> <p>ii. Amends the maximum floor space ratio (FSR) and height of buildings to accommodate additional non-residential uses.</p> <p>(b) That the Chief Executive Officer forwards the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) to request the issuing of a Gateway Determination on behalf of Council.</p> <p>(c) That Council delegate authority to the Chief Executive Officer to prepare amendments to the relevant sections of the Parramatta Development Control Plan 2011 and Hornsby Development Control Plan 2013 to support the Planning Proposal relating to the following design controls, and place these on public exhibition with the Planning Proposal:</p> <p>i. podium height controls;</p> <p>ii. minimum floorplate dimensions;</p> <p>iii. floor to ceiling heights for non-residential uses;</p> <p>iv. location of services; and</p> <p>v. building and podium setback controls.</p>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--

				<p>(d) That Council advises the DPIE that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.</p> <p>(e) Further, 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>		
--	--	--	--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--