



CITY OF PARRAMATTA COUNCIL
REGISTER OF VOTING ON PLANNING DECISIONS AT COUNCIL & LOCAL PLANNING PANEL MEETINGS IN 2021
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
LPP 19 Jan 2021	5.2	DA/613/2019	200 Ray Road, EPPING NSW 2121	<p>Pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979, that the Parramatta Local Planning Panel refuse development consent to DA/613/2019 for the following reasons:</p> <p>Flooding</p> <ol style="list-style-type: none"> 1. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the proposal does not satisfy Clause 6.3 Flood planning of the Hornsby Local Environmental Plan 2013; 2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal fails to comply with Section 1C.3.2 – Flooding under the Hornsby DCP 2013; 3. In accordance with Section 4.15(1)(a)(c) of the Environmental Planning and Assessment Act 1979 the proposal fails to comply with the City of Parramatta Local Floodplain Risk Management Policy and NSW Floodplain Development Manual. <p>Public interest</p> <ol style="list-style-type: none"> 4. Having regard to the matters raised above the proposal is not in the public interest. 	Helen Deegan, Richard Thorp, Anne Smith	David Lloyd QC (Chair)

				The application has not suitably demonstrated that the proposed development can be appropriately drained.		
LPP 19 Jan 2021	5.3	DA/754/2019	521 Victoria Road, Ermington	<p>(a) That Parramatta Local Planning Panel support the variation to Clause 4.3 of Parramatta Local Environmental Plan 2011 under the provisions of Clause 4.6 for the reasons set out in paragraph 2 of the reasons for decision.</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/754/2019 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 amended as follows:</p> <ul style="list-style-type: none"> - Deletion of Condition No. 12; - Addition of new Condition No. 12 to read: <ul style="list-style-type: none"> 12. Prior to the issue of the Construction Certificate, the applicant is to enter into discussion with Council's Civil Assets Team and Council's Open Space & Natural Area Team to determine the details required for upgrade of the adjoining Council Carpark. Upgrades shall incorporate additional landscaping and tree planting, the closure of the northern car park access at River Road and the construction of a 	David Lloyd QC (Chair), Helen Deegan, Richard Thorp, Anne Smith	Nil

				<p>combined entry and exit driveway at the existing southern access.</p> <p>Reason: To improve the safety, visual quality and amenity of the carpark at the cost of the developer</p> <p>- Amendment to Condition No. 59 to read:</p> <p>59. Prior to the issue of the Occupation Certificate, the upgrade works discussed between the developer and Council to the adjoining Council carpark are to be completed to the satisfaction of Council's Civil Assets Team and Council's Open Space & Natural Area Team.</p> <p>Reason: To improve the safety, visual quality and amenity of the carpark at the cost of the developer</p> <p>- Deletion of Condition No. 74.</p> <p>The Panel decision was unanimous.</p>		
LPP 19 Jan 2021	5.4	DA/171/1997/A	1 Villiers Street, PARRAMATTA NSW 2150	<p>Pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act, 1979:</p> <p>(a) That the Parramatta Local Planning Panel (PLPP), excising the functions of Council as consent authority approve development consent to DA/171/1997/A for an increase to the floor area of the rear building and building identification signage pertaining to the rear office premise, subject to an amendment to the conditions of consent as follows:</p>	David Lloyd QC (Chair), Helen Deegan, Richard Thorp, Anne Smith	Nil

				<p>- Deletion of Condition No. PF0029.</p> <p>(b) That submitters are advised of the decision.</p> <p>The Panel decision was unanimous.</p>		
<p>COUNCIL 8 Feb 2021</p>	<p>17.2</p>	<p>F2018/03032</p>	<p>Epping Town Centre</p>	<p>(a) That Council delegates 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> <p>i. Introduces new clauses which:</p> <ul style="list-style-type: none"> Mandate a minimum amount of non-residential uses to be provided on the ground, first and second floors of any building facing a street of up to a maximum of 1:1 floor space ratio (FSR) of non-residential floorspace in addition to the mapped maximum floor space ratio. The clause shall also indicate that the FSR of residential development permitted on the site should not increase as a result of this requirement. Allow for an increase in maximum height of buildings from 48 metres in some parts of Epping and 72 metres in some parts of Epping up to 80 metres (approx. 24 storeys) where 	<p>Councillors Dwyer, Issa, Jefferies, Tyrrell, Wearne, Wilson and Zaiter</p> <p>The Resolution was carried on the casting vote of the Deputy Lord Mayor Cllr Garrad</p>	<p>Councillors Barrak, Bradley, Davis, Esber, Garrard, Pandey and Prociv</p>

				<p>sites have a mapped FSR of 4.5:1 and from 72 metres up to 90 metres (approx. 28 storeys) where sites have a mapped FSR of 6:1, only where developments provide a minimum amount of non-residential uses of ground, first and second floors of any building facing a street.</p> <ul style="list-style-type: none"> • Ensure any change of use proposed on the first three levels would not allow residential uses. • Apply an exception 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 or servicing residential accommodation above. <p>ii. Introduces a requirement that the proposed controls of the Planning Proposal apply to development applications determined once a Gateway Determination has been issued for this Planning Proposal.</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</p>		
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				<p>Proposal relating to the following design controls, and place these on public exhibition with the Planning Proposal:</p> <ul style="list-style-type: none"> i. podium height controls; ii. minimum floorplate dimensions; iii. floor to ceiling heights for non-residential uses; iv. location of services; and v. building and podium setback controls. <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) 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) That within 5 years of the planning controls being made as an LEP amendment, that a review be undertaken of the effectiveness of the controls relating to the mandatory provision of a minimum level of commercial floorspace in the B2 Local Centre zone within the Epping Town Centre and any associated recommendations and this review be reported to Council.</p> <p>(g) That Council continue to work with the State Government to resolve traffic issues in Epping.</p> <p>(h) Further that, Council note the Local Planning Panel's advice to Council at its meeting of 15 December 2020 is in support of the Planning Proposal, which is consistent with the Council Officer's recommendation in this report.</p>		
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COUNCIL 8 Feb 2021	17.3	F2018/03031	Post Exhibition - Planning Proposal to 'Switch Off' Clause 4.6 Variation as it applies to FSR for sites within the Epping Town Centre	<p>(a) That Council receives and notes the summary of submissions made during the public exhibition of the Planning Proposal – Amendments to Clause 4.6 of Epping Town Centre at Attachment 1.</p> <p>(b) That Council endorse for finalisation the Planning Proposal (at Attachment 2) to amend Clause 4.6 in the Parramatta Local Environmental Plan 2011 and Hornsby Local Environmental Plan 2013 by disabling the use of Clause 4.6 variations in relation to floor space ratio controls for the following types of development in the Epping Town Centre:</p> <ul style="list-style-type: none"> i. In Parramatta LEP 2011 - residential accommodation and tourist and visitor accommodation, or a mixed use development that includes these uses within Zone B2 Local Centre, or residential accommodation in Zone R4 High Density Residential; and ii. In Hornsby LEP 2013 - residential accommodation and tourist and visitor accommodation, or a mixed use development that includes these uses within Zone B2 Local Centre. <p>(c) That Council submit the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) requesting its finalisation, noting that Council does not have plan-making delegation for this Planning Proposal.</p> <p>(d) That Council authorises the CEO to correct any minor policy inconsistencies and any anomalies that are of an administrative nature relating to the</p>	Councillors Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter	Councillors Barrak, Prociv and Wilson
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				<p>Planning Proposal that may arise during the finalisation process.</p> <p>(e) Further, that Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 3) is consistent with the recommendations of this report.</p>		
LPP 16 Feb 2021	5.1	DA/364/2020	23-25 Balmoral Road, Northmead	<p>(a) That pursuant to Section 4.15 of the Environmental Planning and Assessment Act, 1979, that the Parramatta Local Planning Panel, exercising the functions of Council, refuse the application DA/364/2020 for tree removal, lot consolidation, demolition and construction of a 92 place centre-based child care facility with basement parking on land at 23-25 Balmoral Road, Northmead, for the following reasons:</p> <ol style="list-style-type: none"> 1. Basement car parking plans are unsatisfactory as there is insufficient capacity to allow cars entering and to be able to turn around in a 3-point-turn so that vehicles can leave in a forward direction, particularly when car parking spaces are already occupied (critical given level of competition for 15 car spaces provided for 92 childcare places). 2. Street parking is generally parked out, thereby limiting availability of kerbside parking for drop off and pickup. <p>(b) Further, that objectors be advised of the Panel's decision.</p>	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil
LPP 16 Feb 2021	5.2	DA/594/2020	No 65 Boronia Avenue, Epping	<p>(a) That pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, the Parramatta Local Planning Panel, exercising the functions of Council,</p>	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil

				<p>issue a deferred commencement consent to DA/594/2020 for demolition of existing structures and construction of a detached dual occupancy with Torrens Title Subdivision on land at 65 Boronia Avenue, Epping NSW 2121 Lot 1 DP 8514, subject to conditions of consent.</p> <p>(b) Further, that objectors be advised of the Panel's decision</p>		
LPP 16 Feb 2021	5.3	DA/652/2020	10 Darcy Street, 180 Church Street & Civic Place, Parramatta	That the Parramatta Local Planning Panel, exercising the functions of Council, grant development consent to DA/562/2020 for stratum subdivision of nine lots comprising Lot 100 DP 1262317, Lots 13-16 DP 1255419, Lot 11 DP 1250075, Lots 6 & 7 DP 1252009 and Lot 1 DP 1185643 to create four development lots (Lots 81, 82, 83 & 84) and one residue lot (Lot 80) 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.	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil
LPP 16 Feb 2021	5.4	DA/513/2009/A	19 Brodie Street, Rydalmere NSW 2116	(a) That pursuant to Section 8.4 of the Environmental Planning and Assessment Act 1979, the Parramatta Local Planning Panel, exercising the functions of Council, grant development consent to Section 8.2 review of determination of approved Section 4.56 modification DA/513/2009/A for alterations and additions to a commercial building which contains a brothel (sex services premises) and take away shop to modify Condition No.10 (Plan of Management) to allow 6 sex workers between 9:00am and 5:30pm weekdays and Condition No.14a (Staff numbers) to allow maximum 4 work	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil

				<p>rooms, 6 sex workers and 1 receptionist between 9:00am and 5:30pm weekdays) 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 in Appendix 1.</p> <p>(b) Further, that the objectors be advised of the PLPP's decision.</p>		
LPP 16 Feb 2021	5.5	DA/668/2020	5/38-42 Cox Crescent, Dundas Valley	<p>Pursuant to Section 4.17 of the Environmental Planning and Assessment Act, 1979:</p> <p>(a) That Parramatta Local Planning Panel (PLPP) support the variation to the Floor Space Ratio pursuant to Clause 4.4 Floor Space Ratio under the Parramatta Local Environmental Plan 2011.</p> <p>(b) Further, that the Parramatta Local Planning Panel (PLPP), exercising the functions of Council approve development consent to DA/668/2020 for an increase of floor area to the rear by way of enclosing the existing rear alfresco.</p>	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil
LPP 16 Feb 2021	5.6	DA/173/2020	19-21 Thallon Street, Carlingford	<p>That pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979 the Parramatta Local Planning Panel exercising the functions of Council, refuse development consent to DA/549/2018, for the following reasons:</p> <p>1. State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development</p>	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil

				<p>The proposed development, in its current form, is unsuitable for the site and does not exhibit a building form and massing that it is consistent with the following provisions within SEPP 65 – Design Quality of Residential Apartment Development:</p> <ul style="list-style-type: none"> a) Clause 28 – The development does not achieve the objectives or design criteria of the Apartment Design guide with respect to overshadow impacts on the neighbouring property to the south, inconsistent with Objective 3B-2 Orientation, and non-compliances with Objective 4D Apartment Size and Layout. b) Clause 28 – The development does not demonstrate adequate regard for the design quality principles in Schedule 1 of the SEPP. c) The application has been reviewed by Council's Design Excellence Advisory Panel on 3 separate occasions, and remains unsatisfactory to warrant an approval, in particular, design issues remain and non-compliances were identified in relation to context, built form, open space, internal space, facades, landscape, and residential amenity. <p>2. Parramatta (Former The Hills) Local Environmental Plan 2012</p> <ul style="list-style-type: none"> a) Council is not satisfied that the design of the proposed development achieves the requirements of Clause 4.1A Minimum Lot Size for dual occupancy, multi dwelling housing and residential flat buildings, subclause (3). b) The proposal does not comply with Clause 4.3 'Height of buildings' as it will result in a building height that contravenes the maximum building height and fails to reinforce and respect the existing 		
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				<p>character and scale of the immediate locality.</p> <p>c) 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 (Former The Hills) Local Environmental Plan 2012.</p> <p>d) The proposal does not comply with Clause 4.4 Floor Space Ratio. No Clause 4.6 Statement was submitted to justify the variation.</p> <p>3. The Hills Development Control Plan 2012</p> <p>The proposed development does not exhibit a satisfactory building form and massing and is inconsistent with the following provisions of The Hills Development Control Plan 2012:</p> <p>a) Section 5, Part 3 – Objectives and Building Controls: Unit Mix;</p> <p>b) Section 9, Part 3 – Structure Plan and Master Plan: Future Desired Character;</p> <p>c) Section 9, Part 4 – Precinct Wide [Carlingford Precinct] Building Form Controls: Floor Space Ratio, Building Height, Landscape Design, Building Entry, Flexibility, Site Facilities, Facades and Access, Safety and Security.</p> <p>4. Environmental Planning and Assessment Act.</p> <p>a) The proposed development in its current form is inconsistent with Section 1.3(c) of the EP&A Act 1979, as it fails to promote the orderly and economic use of the subject site.</p>		
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				b) The proposed development is not considered to be in the public interest and fails to satisfy section 4.15(1)(a), (b), (c), and (d) of the Environmental Planning and Assessment Act 1979.		
LPP 16 Feb 2021	6.1	RZ/2/2020	64 Victoria Road, North Parramatta	<p>The Parramatta Local Planning Panel recommends the following 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 (at Attachment 1) for land at 64 Victoria Road, North Parramatta which seeks to amend Schedule 1 of the Parramatta Local Environmental Plan 2011 (PLEP 2011) to allow 'take away food and drink premises' as an additional permitted use (limited to a maximum gross floor area of 100m2).</p> <p>(b) That the Planning Proposal be forwarded the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.</p> <p>(c) That Council advises the DPIE that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(d) Further, that Council delegates authority to the CEO to correct any minor anomalies of a non-policy and</p>	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil

				administrative nature that arise during the plan-making process.		
LPP 16 Feb 2021	6.2	RZ/4/2015	197 and 207 Church St and 89 Marsden St, Parramatta	<p>The Parramatta Local Planning Panel recommends the following to Council:</p> <p>(a) That Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft Development Control Plan (DCP) and draft Planning Agreement at 197 and 207 Church Street and 89 Marsden Street, Parramatta (a summary of submissions is provided at Attachment 1).</p> <p>(b) That (subject to the clarification outlined in this report relating to removing any references to existing PLEP 2011 Clause 7.14) Council endorse for finalisation the Planning Proposal for land at 197 and 207 Church Street and 89 Marsden Street, Parramatta (provided at Attachment 2) which seeks to amend Parramatta Local Environmental Plan 2011 as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply an FSR of 10:1; <input type="checkbox"/> Apply a height of part 105m part 12m; <input type="checkbox"/> 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; <input type="checkbox"/> Apply the full range of car parking rates specified in the current draft Parramatta CBD Planning Proposal. <p>(c) That Council submit the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for finalisation once the Planning Agreement</p>	David Lloyd QC (Chair), Bob Hussey, Alf Lester, Maree Turner	Nil

				<p>has been executed by the Applicant and Council.</p> <p>(d) That Council finalise the DCP (Attachment 3) with the following amendments:</p> <ul style="list-style-type: none"> (i) removal of controls relating to vehicular access (refer to part (e) of this resolution below for further detail); (ii) ensuring servicing, loading and set down/pick up activities take place on site; (iii) strengthening archaeology controls; (iv) resolving inconsistencies in the exhibited DCP relating to basement retail use and parking due to flood considerations; (v) protection of awning on Murray Bros building. <p>(e) That, with regards to d(i) above, Council's current policy position on this matter is to support vehicle access arrangements whereby vehicles enter from Macquarie St and exit onto Marsden St, noting the following:</p> <ul style="list-style-type: none"> (i) This position should form the basis of assessment of this matter for any Design Competition or Development Application at this site. (ii) The matter of vehicle access at this site will be re-exhibited as part of the draft Parramatta CBD DCP, or a Development Application at this site, whichever comes first. <p>(f) That Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement at Attachment 4, and to sign the Planning Agreement on Council's behalf.</p>		
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				<p>(g) That Council officers write to DPIE to advise them of Council's resolution on this matter and to request that DPIE considers commencing finalisation processes (such as legal drafting and map-making) prior to the formal submission of the Planning Proposal referred to in (c) above. (Note: The reason for making this request is to expedite plan-making processes.)</p> <p>(h) Further, that Council delegate authority to 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>		
COUNCIL 22 Feb 2021	17.1	RZ/1/2018	Proposed Amendment to the Wentworth Point Precinct DCP 2014 and Draft Planning Agreement for 14 16 Hill Road, Wentworth Point (Sekisui Planning Proposal)	That Council defer this matter to a Councillor Workshop for further information.	Councillors Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Nil
COUNCIL 22 Feb 2021	17.3	RZ/8/2019	Post Exhibition - Planning Proposal at 12 Phillip Street, 105 Marsden Street, 333 and 339 Church Street, Parramatta ("The Lennox")	<p>a) That Council notes there were no submissions received during the public exhibition of the Planning Proposal at 12 Phillip Street, 105 Marsden Street, 333 and 339 Church Street, Parramatta.</p> <p>(b) That Council endorse the Planning Proposal for land at 12 Phillip Street, 105 Marsden Street, 333 and 339 Church Street, Parramatta (provided at Attachment 1) which seeks to amend the Parramatta Local Environmental Plan 2011 by way of:</p> <p>i. Reconfiguring the boundary between the RE1 Public Recreation Zone and B4 Mixed Use zone on the site;</p>	Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne and Zaiter	Councillors Barrak, Bradley and Wilson

				<ul style="list-style-type: none"> ii. Rezoning part of the site zoned RE1 Public Recreation to RE2 Private Recreation to resolve a zoning inconsistency; and iii. Adjusting the mapped floor space ratio (FSR) controls to reflect the zoning changes above in a manner that does not increase the development potential of the site. <p>(c) Further, that Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process relating to the Planning Proposal.</p>		
COUNCIL 22 Feb 2021	17.2	RZ/21/2015	Post-exhibition - Draft Development Control Plan and draft Planning Agreement for 20 Macquarie St, Parramatta	<p>That Council receives and notes the submissions received to the exhibition of the amended Development Control Plan (DCP) and amended Planning Agreement for 20 Macquarie St, Parramatta.</p> <p>(b) That Council finalise the DCP (Attachment 1) with the following amendments:</p> <ul style="list-style-type: none"> (i) removal of controls relating to vehicular access (refer to part (e) of this resolution below for further detail) (ii) ensuring servicing, loading and set down/pick up activities take place on site (iii) a minor amendment relating to ensuring that roof terraces are vegetated. (iv) Council endorse an amendment to the table on page 827 of the Council Business Papers to provide that the minimum setback for all boundaries except Marsden Street be amended, to state "0 	Councillors Davis, Dwyer, Esber, Garrard, Jefferies, Pandey, Prociv, Tyrrell, Wearne and Zaiter	Councillors Barrak, Bradley and Wilson

				<p>meters for first 3 storeys or any building up to 14 meters in height”.</p> <p>(c) That, with regards to b(i) above, Council's current policy position on this matter is to support vehicle access arrangements whereby vehicles enter from Macquarie St and exit onto Marsden St, noting the following:</p> <p>(i) This position should form the basis of assessment of this matter for any Design Competition or Development Application at this site.</p> <p>(ii) The matter of vehicle access at this site will be re-exhibited as part of the draft Parramatta CBD DCP, or a Development Application at this site, whichever comes first.</p> <p>(d) That Council delegates authority to the CEO to sign the exhibited Planning Agreement (Attachment 2) on Council's behalf.</p> <p>(e) That Council supports finalisation of the previously-endorsed related Planning Proposal once the Planning Agreement has been executed by the Applicant and Council.</p> <p>(f) That Council notify the Department of Planning, Industry and Environment of Council's resolution on this matter to facilitate preparation for finalisation of the related Planning Proposal.</p> <p>(g) That Council delegates authority to the CEO to make amendments of a minor and non-policy nature to the Planning Proposal, DCP, and Planning Agreement during the respective finalisation processes.</p>		
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LPP 16 March 2021	5.1	DA/12/2020	544-546 Church Street, North Parramatta	<p>(a) That the Parramatta Local Planning Panel (PLPP) support the variation to Clause 4.3 Height of Building of the Parramatta Local Environmental Plan 2011 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(3) of the Environmental Planning and Assessment Act 1979, grant development consent to DA/12/2020 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, including the draft deferred commencement condition to be deleted, and reconstituted to be an operational condition prior to the issue of a CC.</p> <p>The reasons for the conditions imposed on this application are as follows:</p> <ol style="list-style-type: none"> 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. 3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds. 4. To ensure the relevant matters for consideration under Section 4.15 of Environmental Planning and 	Stephen O'Connor (Chair), Lindsay Fletcher, Sue Francis, Kirrily McDermott	Nil
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				Assessment Act 1979 are maintained.		
				(c) Further, that the objectors be advised of the Panel's decision.		
LPP 16 March 2021	5.2	DA/673/2020	13 Carter Street, Lidcombe	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/673/2020 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.	Stephen O'Connor (Chair), Lindsay Fletcher, Sue Francis, Kirrily McDermott	Nil
LPP 16 March 2021	5.3	DA/743/2019	6-8 Moseley Street & 89A Baker Street, Carlingford	(a) That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to Section 8.3 of the Environmental Planning and Assessment Act 1979 grant development consent to DA/743/2019 for Section 8.3 Review of DA/743/2019 for staged construction of four attached two-storey dual occupancy developments with detached garages at 6-8 Moseley Street and 89A Baker Street 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 and an additional condition as follows: 1. The applicant is to submit amended plans to be approved by Council's Manager Development Assessment prior to the issue of a CC, which provide for the following: i. Duplex 1, 2, 4 and northern dwelling of Duplex 3: Deletion of study on the ground floor so that an enlarged lounge area is provided. ii. Southern dwelling of Duplex 3: Deletion of fourth	Stephen O'Connor (Chair), Lindsay Fletcher, Sue Francis, Kirrily McDermott	Nil

				<p>bedroom on the ground floor so that an enlarged lounge area is provided.</p> <p>iii. Pedestrian access to be provided between the upper and lower areas of the private open space, located between the dwellings and the eastern boundary.</p> <p>iv. No fencing to be provided in the private open space on the front (western) side of the dwellings.</p> <p>(b) Further, that submitters be advised of the Panel's decision.</p>		
LPP 16 March 2021	5.4	DA/662/2020	92 Crimea St, Parramatta	<p>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, refuse development consent to DA/662/2020.</p> <p>The reasons for refusal are as follows:</p> <p>Holroyd Local Environmental Plan 2013</p> <p>1. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to achieve the objectives of the R2 Low Density Residential zone of the Holroyd Local Environmental Plan 2013;</p> <p>2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to satisfy clause 4.1 Minimum subdivision lot size and clause 4.4 Floor space ratio of the Holroyd Local Environmental Plan 2013;</p>	Stephen O'Connor (Chair), Lindsay Fletcher, Sue Francis, Kirrily McDermott	Nil

				<p>3. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the submitted Clause 4.6 Statement fails to justify the variation to Clause 4.1 Minimum Subdivision Lot Size of the Holroyd Local Environmental Plan 2013;</p> <p>Holroyd Development Control Plan 2013</p> <p>4. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the application fails to comply with the Holroyd Development Control Plan 2013 with respect to landscaping, parking, privacy, open space, and inadequate rear set back;</p> <p>Environmental Planning and Assessment Act.</p> <p>5. In accordance with Section 4.15(1)(c) of the Environmental Planning and Assessment Act 1979, the site is not suitable for the proposed development;</p> <p>6. In accordance with Section 1.3(c) of the Environmental Planning and Assessment Act 1979, the proposed development fails to promote the orderly and economic use of the subject site; and</p> <p>7. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal fails to satisfy the relevant considerations in that the adverse impacts by the development due to non-compliances with the applicable planning controls are not beneficial for the local community and as such, is not in public interest.</p>		
COUNCIL	17.2	RZ/2/2020	Pre Gateway - Planning Proposal for 64 Victoria Road, North Parramatta	(a) That Council endorse for the purposes of seeking a Gateway Determination from	Councillors Barrak, Bradley, Davis, Dwyer, Esber, Issa, Jefferies,	Nil

22 March 2021				<p>the Department of Planning, Industry and Environment (DPIE), the Planning Proposal (at Attachment 1) for land at 64 Victoria Road, North Parramatta which seeks to amend Schedule 1 of the Parramatta Local Environmental Plan 2011 (PLEP 2011) to allow 'take away food and drink premises' as an additional permitted use (limited to a maximum gross floor area of 100m2).</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 Council advises the DPIE that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(d) 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>	Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter	
COUNCIL 22 March 2021	17.3	F2021/00521	Post Gateway – Proposed Amendment to the Wentworth Point Precinct DCP 2014 and Draft Planning Agreement for 14-16 Hill Road, Wentworth Point (Sekisui Planning Proposal) (Deferred Item)	<p>(a) That Council note the issues addressed in the 22 February 2021 Council Report in Attachment 1 and those raised at the 3 March 2021 Councillor Workshop.</p> <p>(b) That Council endorse the draft amendments to the Wentworth Point Development Control Plan (DCP) 2014 at Attachment 2 that have been prepared in response to Council's resolution on 26 August 2019 for the purposes of public exhibition.</p>	Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Prociv, Tyrrell, Wearne, Wilson and Zaiter	Councillors Barrak and Bradley

				<p>(c) That Council endorse the drafting of a Planning Agreement to reflect the following items included in the letter of offer at Attachment 3:</p> <p>i) Dedication and embellishment of foreshore reserve;</p> <p>ii) Dedication of future public transit corridor;</p> <p>iii) Burroway Road/Hill Road intersection upgrade works;</p> <p>iv) Community Infrastructure Maintenance agreement (5 years).</p> <p>(d) 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) including, but not limited to, staging, delivery, registration, defect rectification, security and the maintenance schedule prior to the Planning Agreement being placed on public exhibition. In addition, the Applicant be requested to include facilities for a broad age range of children within the proposed foreshore park.</p> <p>(e) That the draft DCP and draft Planning Agreement be publicly exhibited concurrently with the Planning Proposal (including the currently approved concept plan for the site as supporting information and specific consultation with the community on the concept plan and facilities to be provided in the foreshore park) for a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.</p>		
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				<p>(f) That Council write to the Department of Planning, Industry and Environment seeking to remain the Planning Proposal Authority for the application, in accordance with Resolution 2346 of the 26 August 2019 Council Meeting which endorsed the Planning Proposal for Gateway.</p> <p>(g) Further, that Council delegate authority to the Chief Executive Officer to correct any anomalies of an administrative nature relating to the draft DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.</p>		
COUNCIL 22 March 2021	17.4	RZ/3/2017	Post Gateway – Draft Development Control Plan and Letter of Offer (Planning Agreement) – 135 George St and 118 Harris St, Parramatta (Albion Hotel site)	<p>(a) That Council endorse the site-specific draft Development Control Plan (DCP) at Attachment 1 for public exhibition.</p> <p>(b) That a draft Planning Agreement document be prepared to reflect the terms outlined at Attachment 2 and that the Chief Executive Officer be delegated authority to negotiate and finalise the legal drafting of the Planning Agreement on behalf of Council for the purposes of public exhibition.</p> <p>(c) That the draft DCP and draft Planning Agreement be publicly exhibited concurrently with the Planning Proposal for 135 George Street and 118 Harris Street previously endorsed by Council on 23 March 2020.</p> <p>(d) That the applicant update the reference design for the purpose of public exhibition so as to reflect the controls in the endorsed Planning Proposal and the draft DCP.</p>	Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter	Councillors Barrak, Bradley, Davis, Prociv and Wilson

				<p>(e) That Council requests the Department of Planning, Industry and Environment amend the Gateway determination for the related Planning Proposal to remove the requirement to include a satisfactory arrangements clause.</p> <p>(f) Further that Council authorises the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.</p>		
COUNCIL 22 March 2021	17.5	F2021/00521	Post Gateway - Amended Melrose Park North Planning Proposal and Draft Site-Specific Development Control Plan and Planning Agreement	<p>(a) That Council endorse the following amendments to the Melrose Park North Planning Proposal:</p> <ol style="list-style-type: none"> 1) Amend the site area to include 27 Hughes Avenue, Ermington 2) Rezone 27 Hughes Avenue from R2 Low Density Residential to R4 High Density Residential 3) Amend the applicable floor space ratio on 27 Hughes Avenue from 0.5:1 to 1.85:1 4) Amend the maximum building height from 9m to 0m on 27 Hughes Avenue 5) Include 'Residential Flat Buildings' as an additional permitted use within the B2 Local Centre zone 6) Amend the existing Design Excellence provision to apply to Lots E, EA and G as identified by a blue outline in Figure 4 without the 	Councillors Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell and Zaiter	Councillors Wearne and Wilson

				<p>provision of floor space and height bonuses</p> <p>7) Appoint a Design Excellence Panel to provide design advice for all development applications within the northern precinct. Floor space and height bonuses are not to be awarded on any development lot</p> <p>8) Add an additional 1,523m² of residential floor space be permitted within the land area under Payce ownership and that the residential floor space across the entire planning proposal site area not exceed 508,768m².</p> <p>(b) That Council endorse the draft Melrose Park North Site-Specific Development Control Plan (DCP) provided in Attachment 1 for the purposes of public exhibition.</p> <p>(c) That Council endorse the draft Planning Agreement based on the Letter of Offer provided in Attachment 2 for the purposes of public exhibition</p> <p>(d) That Council grant the CEO delegation to negotiate the terms of planning agreements with the landowners of 8 Wharf Road and 15-19 Hughes Avenue & 655 Victoria Road to an equivalent per unit contribution rate to that proposed for the Payce development and that these planning agreements be publicly exhibited and reported back to Council post-exhibition along with the planning proposal, draft DCP and Payce planning agreement.</p>		
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				<p>(e) That Council endorse the updated Melrose Park North Planning Proposal provided at Attachment 3 as detailed in the report for forwarding to the Department of Planning, Industry and Environment for approval to be placed on public exhibition.</p> <p>(f) 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>(g) Further, that Council delegate authority to the Chief Executive Officer to correct any anomalies of a minor non-policy nature that may arise during the review and public exhibition processes.</p>		
COUNCIL 12 April 2021	17.1	F2021/00521	Site-specific Development Control Plan for land at 89-91 George Street, Parramatta	<p>(a) That Council endorse the draft Development Control Plan (DCP) at Attachment 1 for public exhibition, including insertion of controls reflecting the setbacks in "Option A" as outlined in this report.</p> <p>(b) That the draft DCP at Attachment 1 be amended to address the potential requirement for footpath construction within the frontage of the site as a result of the proposed road widening under the Parramatta CBD Planning Proposal.</p> <p>(c) That the following public authorities are consulted during public exhibition:</p> <ul style="list-style-type: none"> i. NSW Department of Education; ii. Transport for NSW; iii. Department of Planning, Industry and Environment – (both Planning and Environment, Energy and Science Branches); iv. Heritage NSW – Department of Premier and Cabinet; 	Councillors Barrak, Bradley, Davis, Esber, Prociv, Wearne and Wilson	Councillors Dwyer, Garrard, Jefferies, Tyrrell and Zaiter

				<p>v. Aerospace agencies; Civil Aviation Safety Authority (CASA), Department of Infrastructure, Transport, Regional Development and Communications and Regional Development (DIRD); and</p> <p>vi. Utility providers – Endeavour Energy and Sydney Water.</p> <p>(d) That Heritage NSW is consulted during the public exhibition, and that Council notifies Heritage NSW as part of that consultation about the potential heritage significance of the olive tree in the front setback area of Perth House as it may warrant inclusion within the existing State Heritage Register listing for Perth House and the Moreton Bay Fig Tree.</p> <p>(e) That the results of the public exhibition be reported to Council.</p> <p>(f) Further, that the Chief Executive Officer be authorised to make amendments of an administrative, minor, or non-policy nature to the DCP during the drafting and exhibition process.</p>		
LPP 20 April 2021	5.1	DA/366/2016/A	123 Ray Road, Epping (Lot 13 DP 17916)	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.</p> <p>(a) That the majority of the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to Section 4.56 of the Environmental Planning and Assessment Act 1979, approves the modification of development consent DA/366/2016/A for demolition and construction of a boarding house containing 15 boarding rooms for 30 lodgers and a manager's room, on land at 123 Ray Road, Epping for a period of five (5) years from the date on the original Notice of Determination subject to the</p>	Mary-Lynne Taylor (Chair), Paul Berkemeier, Deb Sutherland	Darryn Capes-Davis

				<p>modifications outlined in the Section 4.56 Assessment Report, and subject to an additional condition of consent as follows:</p> <ol style="list-style-type: none"> 1. Remove balcony from UG04, to improve compromised light and amenity to the unit LG03 below. <p>(b) Further, that submitters are advised of the decision.</p> <p>The reasons for approval are:</p> <ol style="list-style-type: none"> 1. The proposed development is substantially the same as the development which has been approved. 2. The development is permissible in the R2 Low Density Residential zone and satisfies the requirements of all the applicable planning controls. 3. The development will be compatible with the emerging and planned future character of the area. 4. For the reasons given above, approval of the application is in the public interest. 		
LPP 20 April 2021	5.2	DA/465/2020	56 Caroline Chisolm Drive, Winston Hills	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.</p> <p>(a) That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979, grants development consent to DA/465/2020 for the demolition of existing structures and the construction of a 36-place child care centre with basement car parking at 56 Caroline Chisolm Drive, Winston Hills 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>	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil

				<p>(b) Further, that submitters be advised of the decision.</p> <p>The reasons for approval are:</p> <ol style="list-style-type: none"> 1. The development is permissible in the R2 zone pursuant to State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 and satisfies the requirements of all applicable planning standards controls. 2. The development will be compatible with the emerging and planned future character of the area, in that the proposal has a similar bulk and scale and building materials to adjoining development. 3. The proposed development is not expected to have a significant traffic impact on the surrounding road network or on street parking as the proposal complies with the parking controls applicable to Childcare facilities. 4. For the reasons given above, approval of the application is in the public interest. 		
LPP 20 April 2021	5.3	DA/19/2020	25 Ray Road, Epping	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.</p> <p>(a) That the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 8.3 of the Environmental Planning and Assessment Act 1979, grants development consent to DA/19/2020 for tree removal, alterations and lower ground floor additions to convert an existing heritage listed item of local significance ('Woodlands') into a 50 place centre-based child care facility with new at-grade parking for 8 vehicles on land at 25, Ray Road Epping (Lot 2 DP 1180988) for a period of five (5) years within which physical commencement is to occur from the date on the Notice of</p>	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil

				<p>Determination, subject to the attached conditions of consent and two additional conditions as follows:</p> <p>Condition 14:</p> <p>1. The applicant is to submit a separate application for the proposed 15-minute parking restriction along Ray Road outside the development within the frontage of the subject site, as nominated in the letter of compliance and parking advice by Mc Laren Traffic Engineering dated 21 August 2020, to Council's Traffic and Transport Services for consideration by the Parramatta Traffic Committee under Delegated Authority and Council's approval. The construction of the approved treatment is to be carried out by the applicant and all costs associated with the supply and construction of the traffic facility and appropriate signage are to be paid for by the applicant at no cost to Council.</p> <p>Reason: To comply with Roads Act 1993.</p> <p>Condition 27</p> <p>27. Prior to the issue of the Construction Certificate, amended plans are to be provided to the satisfaction of the PCA, showing the proposed privacy screen servicing the deck on the northern elevation be raised from 1.5m to 1.8m in height.</p> <p>Reason: To protect the amenity of the adjoining neighbour.</p>		
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				<p>(b) Further, that submitters are advised of the decision.</p> <p>The reasons for approval are:</p> <ol style="list-style-type: none"> 1. The development is permissible in the R4 zone and satisfies the requirements of all the applicable planning controls. 2. The proposed works are considered to reasonably integrate with the existing heritage item without compromising the visual integrity and heritage significance of the structure when viewed from Ray Road and therefore satisfies the objectives of Clause 5.10 of the HLEP 2013. 3. The majority of works to the heritage item are internal or to the side and rear boundaries and whilst car parking is located within the front setback, a 6.5m wide landscaped area is proposed within the front setback, to screen the proposed car parking area from the public street and grasscrete is used to provide additional permeable landscape to the site. 4. The development is an appropriate adaptive reuse of the heritage property and does not detract from the valued qualities of the item on the site. 5. For the reasons given above, approval of the application is in the public interest. 		
LPP 20 APRIL 2021	5.4	DA/547/2020	59-59A Belmore Street, Oatlands	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.</p> <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, grants development consent to</p>	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil

				<p>DA/547/2020 for Tree removal and construction of a 2 storey mixed use development comprising a medical centre, 24hr gym, health service facility, indoor recreation facility, swim school and neighbourhood shop over basement parking for 49 vehicles. The proposal also seeks consent for fit out and associated signage on land at 59-59A Belmore Street, Oatlands 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 attached conditions of consent including amendments to the following conditions:</p> <ol style="list-style-type: none"> 1. Condition 20, 21 and 22 – include a requirement for regular consultation with the Oatlands Public School during remediation action works. 2. Condition 49 - add under a) "Including but not limited to the Oatlands Public School, and any other site likely to be most affected". <p>(b) Further, that submitters are advised of the decision.</p> <p>The reasons for approval are:</p> <ol style="list-style-type: none"> 1. The proposed development is a suitable and appropriate land use and built form for the site, and has responded to numerous site constraints including the irregular shape of the allotment, the site's proximity with James Ruse Drive, potential for contamination, and the location of the underground high-pressure pipeline to the rear. 2. The uses proposed within this development are all permissible within the R2 zone and satisfy the requirements of 		
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				<p>all the applicable planning controls, with the permissibility of the health services facility relying upon the Infrastructure SEPP.</p> <p>3. The subject site does not share any boundaries with a residential use and is uniquely located in a way that minimises impacts on the amenity of the surrounding low-density residential environment. Where potential for impacts were identified, they have been mitigated by way of conditions of consent.</p> <p>4. For the reasons given above, the development is considered to allow for the suitable remediation and utilisation of an otherwise vacant contaminated site, and approval of the application is in the public interest.</p>		
LPP 20 April 2021	5.5	DA/5/2021	128 Marsden Street, Parramatta NSW 2150	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.</p> <p>(a) That the Parramatta Local Planning Panel (PLPP) supports the variation to Clause 7.14 Car parking for certain land in Parramatta City Centre of the Parramatta LEP 2011 under the provisions of Clause 4.6.</p> <p>(b) Further, 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, grants development consent to DA/5/2021 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 within Attachment 1.</p> <p>The reasons for approval are:</p>	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil

				<ol style="list-style-type: none"> 1. The development is permissible in the B3 zone and satisfies the requirements of all the applicable planning controls with one exception being Clause 7.14 Car parking for certain land in Parramatta City Centre under Parramatta LEP 2011. 2. A written request to vary the number of car parking spaces has been received, and the Panel finds there are sufficient environmental planning grounds to justify the variation and finds that the application is satisfactory. The Panel is therefore satisfied that the Applicant's Clause 4.6 variation request has adequately addressed the matters required to be demonstrated in Clause 4.6(3) of Parramatta LEP 2011 and that the proposed development will be the public interest because it is consistent with the objectives for development within the B3 zone in which the development is proposed. 3. The development will be compatible with the emerging and planned future character of the area. 		
LPP 20 April 2021	5.6	DA/336/2020	127-129 Wentworth Avenue & 15 Fyall Avenue, Wentworthville (Lot X DP 414866 & Lot 47 DP 35693)	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report.</p> <ol style="list-style-type: none"> (a) That the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979, supports the variation to Clause 40(3) Site Frontage of State Environmental Planning Policy (Housing for Senior or Persons with a Disability) 2004 under the provisions of Clause 4.6. (b) That the Parramatta Local Planning Panel (PLPP), exercising the functions of Council, pursuant to Section 4.16(1) of the 	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil

				<p>Environmental Planning and Assessment Act 1979, grants development consent to DA/336/2020 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>(c) Further, that objectors be advised of PLPP's decision.</p> <p>The reasons for approval are:</p> <ol style="list-style-type: none"> 1. The development is permissible in the R2 zone and satisfies the requirements of all the applicable planning controls, with one exception being the site frontage development standard in Seniors Housing SEPP. 2. A written request to vary the site frontage has been received. The Panel finds that compliance with the standard is unnecessary, the variation sought will not have any adverse impacts and the Panel believes that there are sufficient environmental planning grounds to justify the variation and therefore finds that the application satisfactory. The Panel is satisfied that the Applicant's Clause 4.6 variation request has adequately addressed the matters required to be demonstrated in Clause 4.6(3) of Parramatta LEP 2011 and that the proposed development will be in the public interest because it is consistent with the objectives for development within the R2 zone in which the development is proposed. 3. The development provides an appropriate adaptive reuse of an important heritage item to ensure its long-term conservation and contribution to the public realm. 4. For the reasons given above, approval of the application is in the public interest. 		
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LPP 20 April 2021	5.7	DA/672/2019	23 Kent Street Epping	<p>The Panel supports the findings found in the assessment report and endorses the reasons for approval contained in that report, and supports the conditions proposed in that report.</p> <p>(a) That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to Section 8.3 of the Environmental Planning and Assessment Act 1979, grants development consent to DA/679/2019 for a period of five (5) years within which physical commencement is to occur from the date on the Notice of Determination, subject to conditions of consent.</p> <p>The reasons for approval are:</p> <ol style="list-style-type: none"> 1. The development is permissible in the R2 Low Density Residential zone and satisfies the requirements of all the applicable planning controls. 2. The development will be compatible with the emerging and planned future character of the area. 3. The development does not detract from any nearby heritage items and the Epping/Eastwood Heritage Conservation Area. 4. For the reasons given above, approval of the application is in the public interest. 	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil
LPP 20 April 2021	5.8	DA/362/2020	46 Lamonerie Street, Toongabbie (Lot 1 DP 863805)	<p>The Panel supports the findings in the assessment report and endorses the reasons for refusal contained in that report.</p> <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, refuses development consent to DA/362/2020 for the following reasons:</p> <p>Biodiversity Conservation Act 2016</p>	Mary-Lynne Taylor (Chair), Paul Berkemeier, Darryn Capes-Davis, Deb Sutherland	Nil

				<p>1. The application fails to satisfy requirements of Clause 7.13 Development other than State significant development or infrastructure of the Biodiversity Conservation Act 2016;</p> <p>State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</p> <p>2. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to satisfy requirements of clause 11 Miscellaneous provisions relating to permits of the State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 because of the likely impact of construction of stormwater lines on existing vegetation;</p> <p>Parramatta Local Environmental Plan 2011</p> <p>3. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to achieve the aims of the Parramatta Local Environmental Plan 2011.</p> <p>4. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to achieve the objectives of the R2 Low Density Residential zone of the Parramatta Local Environmental Plan 2011.</p>		
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				<p>5. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to satisfy requirements of clause 6.3 Flood Planning of the Parramatta Local Environmental Plan 2011, in particular, insufficient information was submitted with respect to any works that may affect the free and unimpeded flow of water through the site.</p> <p>6. In accordance with Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979, the application fails to satisfy requirements of clause 6.4 Biodiversity protection of the Parramatta Local Environmental Plan 2011, in particular, insufficient information was submitted with respect to any tree protection required within the Cumberland Shale Plains Woodland.</p> <p>Parramatta Development Control Plan 2011</p> <p>7. In accordance with Section 4.15(1)(a)(iii) of the Environmental Planning and Assessment Act 1979, the application fails to comply with the Parramatta Development Control Plan 2011 with respect to, biodiversity, building form and massing, building façade and articulation, streetscape, parking and vehicular access, water sensitive urban design and design outcome;</p>		
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				<p>Environmental Planning and Assessment Act</p> <p>8. The application fails to supply sufficient information for a proper assessment, incorporates unsatisfactory site planning and demonstrates poor building design, and unacceptable internal amenity.</p> <p>10. In accordance with Section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979, the proposal fails to satisfy the relevant considerations in that the adverse impacts of the development due to non-compliances with the applicable planning controls are not beneficial for the local community and as such, is not in public interest.</p>		
COUNCIL 26 APRIL 2021	17.1	RZ/4/2015	Post Exhibition - Planning Proposal, Development Control Plan and Planning Agreement - 197 and 207 Church Street and 89 Marsden Street, Parramatta	<p>(a) That Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft Development Control Plan (DCP) and draft Planning Agreement at 197 and 207 Church Street and 89 Marsden Street, Parramatta (a summary of submissions is provided at Attachment 1).</p> <p>(b) That (subject to the clarification outlined in this report relating to removing any references to existing PLEP 2011 Clause 7.14) Council endorse for finalisation the Planning Proposal for land at 197 and 207 Church Street and 89 Marsden Street, Parramatta (provided at Attachment 2) which seeks to amend Parramatta Local Environmental Plan 2011 as follows:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Apply an FSR of 10:1; <input type="checkbox"/> Apply a height of part 105m part 12m; 	Councillors Barrak, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell and Zaiter	Councillors Bradley, Davis, Prociv, Wearne and Wilson

				<ul style="list-style-type: none"> <input type="checkbox"/> 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; <input type="checkbox"/> Apply the full range of car parking rates specified in the current draft Parramatta CBD Planning Proposal. <p>(c) That Council submit the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for finalisation once the Planning Agreement has been executed by the Applicant and Council.</p> <p>(d1) That Council finalise the DCP (Attachment 3) with the following amendments:</p> <ul style="list-style-type: none"> (i) removal of controls relating to vehicular access (refer to part (e) of this resolution below for further detail);(ii) ensuring servicing, loading and set down/pick up activities take place on site; (ii) strengthening archaeology controls; (iii) resolving inconsistencies in the exhibited DCP relating to basement retail use and parking due to flood considerations by removing any references to habitable floor space below the flood planning level not being permitted (iv) protection of awning on Murray Bros building. <p>(d2) That prior to Council considering the Draft CBD DCP for approval that Council seek advice from the following stakeholders on whether a prohibition of habitable floor</p>		
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				<p>space in basements is appropriate in the Parramatta CBD context:</p> <ul style="list-style-type: none"> • Office of Environment and Heritage • State Emergency Service (SES) • Council Flood Plain Management Committee • Consultants who prepared Council Flood Study that supports the CBD LEP. <p>(e) That, with regards to d1(i) above, Council's current policy position on this matter is to support vehicle access arrangements whereby vehicles enter from Macquarie St and exit onto Marsden St, noting the following:</p> <p>(i) This position should form the basis of assessment of this matter for any Design Competition or Development Application at this site.</p> <p>(ii) The matter of vehicle access at this site will be re-exhibited as part of the draft Parramatta CBD DCP, or a Development Application at this site, whichever comes first.</p> <p>(f) That Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement at Attachment 4, and to sign the Planning Agreement on Council's behalf.</p> <p>(g) That Council officers write to DPIE to advise them of Council's resolution on this matter and to request that DPIE considers commencing finalisation processes (such as legal drafting and map-making) prior to the formal submission of the Planning Proposal referred to in (c) above. (Note: The reason for making this request is to expedite plan-making processes.)</p>		
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				<p>(h) That Council note the Local Planning Panel's advice (refer to Attachment 5) is consistent with the Council Officer's recommendation in the report.</p> <p>(i) Further, that Council delegate authority to 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>		
COUNCIL 10 May 2021	17.1	F2021/00521	Draft Development Control Plan and Draft Planning Agreement for 23-25 Windsor Road, Northmead	<p>(a) That Council endorse the draft site-specific Development Control Plan for the land at 23-25 Windsor Road, Northmead, as provided at Attachment 1, for the purpose of public exhibition.</p> <p>(b) That Council authorise the Chief Executive Officer to commence the legal drafting of a Planning Agreement in accordance with the Letter of Offer as provided in Attachment 2, and terms outlined in this report 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 updated Planning Proposal in Attachment 3, for a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.</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 Development Control Plan and draft Planning Agreement</p>	Councillors Barrak, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell and Zaiter	Councillors Bradley and Wilson

				documentation that may arise during the drafting and exhibition process.		
COUNCIL 10 May 2021	17.2	F2020/00521	Draft Development Control Plan for the Telopea Precinct for Public Exhibition	<p>(a) That Council endorse the Telopea Precinct draft Development Control Plan (DCP) provided at Attachment 1 and the repeal of existing controls relating to Telopea in Section 4.1.11 of the Parramatta DCP 2011 for public exhibition purposes.</p> <p>(b) That the draft DCP be placed on public exhibition for a minimum period of 28 days and that Council undertakes the following engagement:</p> <ul style="list-style-type: none"> i. Letters to property owners/occupiers and key stakeholders notifying them of the public exhibition; ii. Exhibition of the draft DCP on Council's Participate Parramatta website; iii. Notification of Draft DCP public exhibition in the local paper; iv. Hard copies of the draft DCP available at Council's Customer Service Centre and Dundas, Epping and Parramatta Libraries; and v. A series of four out of hours phone 'book a planner' sessions during the exhibition period. <p>(c) That a report be prepared to Council on the outcome of the public exhibition period prior to the finalisation of the draft DCP.</p> <p>(d) Further, that Council authorise the Chief Executive Officer (CEO) to correct any minor anomalies of a non-policy and administrative nature relating to the draft DCP that may arise.</p>	Councillors Barrak, Davis,Dwyer, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wilson and Zaiter	Councillors Bradley, Esber and Prociw

LPP 11 May 2021	5.1	F2020/02047	Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the public exhibition period	<p>The Local Planning Panel recommend to Council:</p> <ul style="list-style-type: none"> (a) That Council note the submissions made in response to the public exhibition of the Parramatta CBD Planning Proposal (CBD PP), as summarised at Attachments 12 to 15, including the Council officer responses. (b) That Council approve the revised CBD PP (in Attachments 1 to 9) and note the CBD PP seeks to amend Parramatta Local Environmental Plan 2011 (PLEP 2011). (c) That Council approve forwarding the CBP PP to the Department of Planning, Industry and Environment (DPIE) for finalisation, with a request that the PLEP 2011 amendment be made in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979. (d) That Council: <ul style="list-style-type: none"> (i) Approve the requested changes to the CBD PP set out in Table 1 of Attachment 16 (identified as 'Changes that are supported (via Decision Pathway 1 - Green)'); (ii) Note the requested changes to the CBD PP summarised in Table 2 of Attachment 16, which are recommended not to be supported (identified as 'Changes that are not supported (via Decision Pathway 2 - Red)'); (iii) Approve further investigation of the requested changes to the CBD PP set out in Table 3 of Attachment 16 (identified as 'Changes that have merit for further investigation (via Decision Pathway 3 - Orange)'). (iv) Give consideration to an additional subclause which should be 	David Lloyd QC (Chair), Robert Hussey, Richard Thorp, Anne Smith	Nil
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				<p>included in Clause 7.3 (parking), requiring the provision of parking spaces for car share vehicles in each new development (via Decision Pathway 3 - Orange).</p> <p>(e) That Council note that on 27 April 2015 when endorsing the Parramatta CBD Planning Strategy (and as amended on 25 November 2019) Council approved further investigation on a number of "Planning Investigation Areas" (PIAs) to consider amendment of the planning controls in those areas and known respectively as the Northern, North – East, Eastern and Southern PIAs (see Figure 3) located outside of the CBD PP area and that no change is required to this in response to requested changes to these areas at this stage.</p> <p>(f) That Council writes to the Secretary of DPIE seeking an exemption from the State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021 in the B3 Commercial Core zone as this is inconsistent with the employment objectives of the commercial core in the Parramatta CBD and also noting that there is adequate B4 Mixed Use zoned land in the Parramatta CBD to allow for build-to-rent housing and subdividable residential mixed use development.</p> <p>(g) That Council approve the preparation of a new Section 7.12 development contributions plan for the Parramatta CBD to be approved by Council within 12 months, including a new contributions levy rate set higher than the current 3% rate, to be determined after completion of feasibility testing as part of preparation of the plan.</p>		
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				(h) Further, that Council delegate authority to 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 Parramatta CBD Planning Proposal (and supporting documentation), Draft PLEP 2011 Amendment Instrument and Draft PLEP 2011 Amendment Maps.		
LPP 18 May 2021	5.1	DA/368/2020	10 Valley Road, Eastwood (Lot 8 DP 7004)	<p>(a) That the Parramatta Local Planning Panel, exercising the functions of Council, pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 refuse development consent to DA/368/2020 for Demolition of existing structures, tree removal and construction of a two storey 48-place child care Centre with basement parking at 10 Valley Road, Eastwood for the following reasons:</p> <p>Site Suitability</p> <ol style="list-style-type: none"> 1. The proposal fails to satisfy the relevant considerations under Section 4.15(c) under the Environmental Planning and Assessment Act 1979 for built environment, visual and acoustic privacy, suitability of the site and public interest. 2. The proposed development is inconsistent with the provisions of the Child Care Planning Guideline 2017, Part 3, Section 3.1 – Site Selection and Location and Section 3.8 Traffic, parking, and pedestrian circulation as follows: <ol style="list-style-type: none"> i. The proposal does not meet the controls in Section 3.1, C1 as the subject site is located in a low-density residential zone and the proposal will result in unacceptable 	David Lloyd QC (Chair), Tony Reed, David Ryan, Warrick McLean	Nil

				<p>acoustic impacts to adjoining owners;</p> <p>ii. The proposal does not meet the controls in Section 3.1, C1 as the subject site is located on a site which shares a number of boundaries with residential properties and the proposal requires unacceptable acoustic measures to mitigate acoustic impacts; and</p> <p>iii. The proposal does not meet the controls under Section 3.8 (C33, C36, C37, and C38) Traffic and Safety with non-compliant access ramp to the proposed basement car parking and safe pedestrian access within the basement car parking.</p> <p>Amenity</p> <p>3. The proposed development is unsatisfactory because the location of the outdoor play areas is in close proximity to residential properties and the methods to alleviate these impacts are unsatisfactory. The proposed development is inconsistent with the provisions of the Child Care Planning Guideline 2017, Part 3.5 Visual and acoustic privacy for the following reasons:</p> <p>i. The proposal is non-complaint with the required side setback control of 2m along the northern boundary of the site which will further exacerbate the adverse acoustic impacts on the adjoining properties;</p> <p>ii. The proposal relies on restricting numbers of children during outdoor play in addition to installation of the acoustic fence to manage noise</p>		
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				<p>emissions. The Acoustic Report submitted with that application recommends that a maximum of 23 children out of 48 will be allowed to play outside at any one time and restricts accessibility to the complete outdoor space according to the age group.</p> <p>iii. The proposed methods are not appropriate for the management of noise emissions and compromises the amenity and usability of the centre by children.</p> <p>Insufficient Information</p> <p>4. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal does not meet the objectives of Section 3.3.6.1 Stormwater Drainage Control under the Parramatta Development Control Plan 2011 as the proposal fails to address the additional information requested by Council's Development Engineer to provide amended stormwater plans demonstrating a revised drainage layout plan showing the OSD tank outside the children's play area, as requested. No changes have been made to the location of the OSD tank, except minor changes at the front yard grated drainage system.</p> <p>5. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act 1979 the proposal does not meet the design principles (P3, P7, P9 P14 and P15) of Section 3.6.2 Parking and Vehicular Access as the proposal fails to address the additional information requested by Council's Traffic Engineer to submit amended architectural plans demonstrating a compliant access ramp to</p>		
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				<p>the proposed basement car park, sufficient width of the roller shutter door to the car park in accordance with the requirement of the AS2890.1 -2004 and provision of a separate pedestrian pathway from car parking spaces to the lift and stairs and marked on the ground to provide a safe pedestrian environment within the basement car park.</p> <p>Public Interest</p> <p>6. The proposal fails to satisfy the relevant considerations under Section 4.15(c) under the Environmental Planning and Assessment Act 1979 for built environment, visual and acoustic privacy, suitability of the site and public interest.</p> <p>(b) Further, that the submitters be advised of the Panel's decision.</p>		
LPP 18 May 2021	6.1	F2020/01810	Post-exhibition: Outcome of public exhibition of two planning proposals and three DCP amendments for various matters in Epping.	<p>The Parramatta Local Planning Panel recommends the following to Council:</p> <p>(a) That Council receives and notes the submissions made during the public exhibition of the East Epping and Rosebank Avenue Planning Proposals and the draft amendments to the Hornsby Development Control Plan 2013 which are summarised at Attachment 1.</p> <p>(b) That Council endorse for finalisation the planning proposal relating to the following various properties in East Epping (provided at Attachment 2) which seeks to amend <i>Hornsby Local Environmental Plan 2013</i> as follows:</p> <p>i. For sites 2 to 24 Rockleigh Way, 3 to 7 and 4 to 8 Brenda Way, and 5A Essex Street:</p> <ul style="list-style-type: none"> Amend the zoning from R4 High Density Residential to 	David Lloyd QC (Chair), Tony Reed, David Ryan, Warrick McLean	Nil

				<p>R3 Medium Density Residential.</p> <ul style="list-style-type: none"> • Amend the maximum building height from 17.5 metres to 11 metres. • Apply a maximum Floor Space Ratio (FSR) of 0.6:1, noting there is no existing FSR control for the sites. <p>ii. For sites at 1 to 31 Rockleigh Way:</p> <ul style="list-style-type: none"> • Amend the maximum building height from 12 metres to 11 metres. • Apply an FSR of 0.6:1, noting there is no existing FSR control for the sites. <p>iii. For sites at 21-29 Essex Street:</p> <ul style="list-style-type: none"> • Amend the maximum building height from 17.5 metres to 11 metres. • Apply an FSR of 0.8:1, noting there is no existing FSR control for the sites. <p>iv. For sites at 23 to 23A Pembroke Street:</p> <ul style="list-style-type: none"> • Amend the zoning from R3 Medium Density Residential to R4 High Density Residential. • Amend the maximum building height from 12 metres to 11 metres. • Apply an FSR of 0.8:1, noting there is no existing FSR control for the sites. <p>(c) That Council endorse for finalisation the planning proposal for 1-7 and 2-8 Rosebank Avenue, Epping (provided at Attachment 3) which seeks to amend <i>Hornsby Local Environmental Plan 2013</i> as follows:</p>		
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				<p>i. Remove the Heritage Conservation Area notation (as it applies to these properties).</p> <p>ii. Amend the zone from R2 Low Density Residential to R4 High Density Residential.</p> <p>iii. Amend the maximum building height from 8.5m to 11m.</p> <p>iv. Apply a maximum FSR to 0.8:1, noting there is no existing FSR control for the sites.</p> <p>(d) That Council forward the East Epping and Rosebank Avenue Planning Proposals to the Department of Planning, Industry and Environment for finalisation.</p> <p>(e) That Council endorse for finalisation the exhibited amendments to the Hornsby Development Control Plan 2013 which sought to :</p> <p>i. To introduce a provision to facilitate widening of the Forest Grove/Essex Street pedestrian link in the event of redevelopment (provided at Attachment 4).</p> <p>ii. That Council endorse for finalisation the amendment to the Development Control Plan 2013 to make minor corrections to the Epping Town Centre car parking provisions (provided at Attachment 5).</p> <p>iii. Introduce design controls to support the Rosebank Avenue planning proposal to encourage an improved heritage interface with associated setbacks and planting (provided at Attachment 6), subject to the inclusion of the following amendments:-</p> <ul style="list-style-type: none"> • introducing an additional control relating to location of 		
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				<p>balconies on, and requiring screening of, upper level balconies for new development on 5 and 7 Rosebank Avenue;</p> <ul style="list-style-type: none"> • introducing an additional control limiting balcony intrusions into setbacks Rosebank Avenue; and • introducing an additional control that require the protection of existing street trees in Rosebank Avenue. <p>(f) Further, that Council authorises the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process relating to the Planning Proposal.</p>		
COUNCIL 24 May 2021	17.2	F2020/02047	Outcomes of the exhibition of the Parramatta CBD Planning Proposal – Advice of the Local Planning Panel	<p>(a) That Council note the advice of the Local Planning Panel received in relation to the report on the outcomes of the exhibition of the Parramatta CBD Planning Proposal (as provided in the minutes to their meeting at Attachment 1).</p> <p>(b) That Council approve consideration of the additional recommendation of the Local Planning Panel (LPP) with respect to car share controls, that:</p> <p>“an additional subclause be included in Clause 7.3 (parking), requiring the provision of parking spaces for car share vehicles in each new development (via Decision Pathway 3 – Orange) in Table 3 of Attachment 16 of the LPP Report (‘Changes that have merit for further investigation (via Decision Pathway 3 – Orange)’).”</p>	Councillors Bradley, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell and Zaiter	Councillors Barrak, Davis, Wearne and Wilson

COUNCIL 24 May 2021	17.1	F2020/02047	Post Exhibition - Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the public exhibition period	That Council defer consideration of this matter to the next Council Meeting.	Councillors Barrak, Bradley, Davis, Esber, Pandey, Prociv, Wearne and Wilson	Councillors Dwyer, Garrard, Issa, Jefferies, Tyrrell and Zaiter
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