



**CITY OF PARRAMATTA COUNCIL**  
**REGISTER OF VOTING ON PLANNING DECISIONS AT COUNCIL & LOCAL PLANNING PANEL MEETINGS IN 2024**  
**SECTION 375A LOCAL GOVERNMENT ACT 1993**

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

Meeting Date	Item No	DA/Ref No	Address/Subject	Resolution	For	Against
LPP 20 Feb 2024	5.1	DA/318/2023 D09281792	Strata Subdivision of Existing Residential Flat Building Complex on land at 54-56 Albert Street, North Parramatta	<p>That the Parramatta Local Planning Panel, exercising the function of the consent authority, approve development consent to DA/318/2023 for the Strata Subdivision of Existing Residential Flat Building Complex on land at 54-56 Albert Street, North Parramatta subject to the amended conditions dated 20 February 2024.</p> <p>REASONS:</p> <ol style="list-style-type: none"> <li>1. The development maintains provisions for existing use rights.</li> <li>2. The development is permissible in the R4 zone pursuant to the Parramatta Local Environmental Plan 2023 and maintains existing use rights pursuant to the Environmental Planning and Assessment Act 1979.</li> <li>3. The development will be compatible with the emerging and planned future character of the area.</li> <li>4. The development will continue to provide housing that accommodates the needs of the existing and future residents, workers and visitors of Parramatta.</li> <li>5. For the reasons given above, approval of the application is in the public interest.</li> </ol>	Stephen O'Connor (Chairperson), Alison McCabe, Michael Mason, Ian Gilbertson	Nil
LPP 20 Feb 2024	5.2	DA/462/2023 D09298023	42A and 42B Yates Avenue, DUNDAS VALLEY NSW 2117 (Lot R DP 36696)	<p>That the Parramatta Local Planning Panel, exercising the function of the consent authority, pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979, approve development consent to DA/462/2023 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 Attachment 1 with one change to condition 12 to add the words “by a fence” after the word “restricted”.</p>	Stephen O'Connor (Chairperson), Alison McCabe, Michael Mason, Ian Gilbertson	Nil

				<p>REASONS</p> <p>1. The development is permissible in the RE1 Public Recreation zone and satisfies the requirements of the applicable planning provisions.</p> <p>2. The development will be compatible with the emerging and planned future character of the area.</p> <p>3. The development is not expected to create adverse amenity impacts to adjoining residential properties.</p> <p>4. For the reasons given above, approval of the application is in the public interest.</p>		
LPP 20 Feb 2024	6.1	D0926255	Gateway Request: Planning Proposal for land at 124 Wigram Street, Harris Park	<p>That the Local Planning Panel recommends to Council:</p> <p>1) That Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 124 Wigram Street, Harris Park (Attachment 1) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) by amending the PLEP 2023 Height of Building Map from 72 metres to a maximum building height of 103 metres (118.45 metres including the design excellence bonus).</p> <p>2) That Council request that the DPHI address the flood matters detailed in this report by a condition on the Gateway Determination so that a full understanding of the flooding constraints on this site are available prior to any public exhibition. The flood study is to inform the built form massing models.</p> <p>3) That Council request the DPHI to provide Council with authorisation to exercise its plan-making delegations for this Planning Proposal.</p> <p>4) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.</p>	Stephen O'Connor (Chairperson), Alison McCabe, Michael Mason, Ian Gilbertson	Nil
LPP 19 March 2024 (Electronic Determinati on)	5.1	DA/416/2022 D09317828	Confidential - Land and Environment Court Proceedings - 52 Essex Street Epping	<p>The Panel determined as follows:</p> <p>(1) The Council is instructed to enter into Consent Orders approving development application DA/416/2022 for an 80 place child care centre with basement carparking at 52 Essex Street , Epping subject to the following: City of Parramatta – Local Planning Panel – 19 March 2024 - 3 –</p>	Julie Walsh (Chairperson) Steve Driscoll, Simone Lotz, Robert Warry	Nil

				<p>a. Amendment of the plans as follows:</p> <p>aa. External window and door frames to be changed from aluminium to timber.</p> <p>bb. The roof pitch be increased to match or very closely align with that of the adjoining dwelling houses at 50 and 54 Essex Street.</p> <p>cc. Increase the width of the eaves to match or very closely align with that of the adjoining dwelling houses at 50 and 54 Essex Street.</p> <p>dd. Basement carpark door to be of timber appearance and appropriately finished to be in keeping with the heritage conservation area.</p> <p>b. Amendment of condition 95 (application for any new, reconstructed or extended driveway) to include specific requirements for signage and other treatments (recommended by Council's traffic expert) to ensure pedestrian safety.</p> <p>c. Amendment of the Plan of Management referred to in condition 117 to include specific measures to manage traffic flow during peak times or any traffic mitigation recommended by Council's traffic expert.</p> <p>2. The consent orders to include the conditions in the Council officer's report to this meeting subject to amendment in accordance with the above (and any minor consequential amendments).</p> <p><b>REASONS</b></p> <p>1. The Parramatta Local Planning Panel (LPP) refused an earlier version of this proposal on 18 October, 2022 for the following reasons s:</p> <p>a. The Panel is not satisfied the matter of contamination has been fully assessed in accordance with SEPP (Resilience and Hazards) 2021 and the Panel believes that the requirements for remediation of the site are not sufficiently clear as further investigation is still required.</p>		
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				<p>b. The Panel notes the existing strong and generally consistent character of the Heritage Conservation Area. The Panel finds that the large contemporary domestic design is incompatible with the Hornsby Development Control Plan 2013, Heritage 9.3.13 Essex Street (Epping) Heritage Conservation Area. The front façade is twice the width of other houses in the vicinity, with very City of Parramatta – Local Planning Panel – 19 March 2024 – 4 - basic detail, uncharacteristic low pitched roofs and minimal eaves overhangs. Aluminium framed window and door frames are unsympathetic to the heritage context. The street frontage is dominated by access ramps, pathways and the double driveway to the basement car park, with sparse landscape.</p> <p>c. The representations made to the Panel regarding the current traffic situation in the street, (that Essex Street is presently used as an alternative to main streets in the Epping area) may present unsatisfactory access to the site and the Panel requires further assessment dealing with this point.</p> <p>2. The amended plans (version C) have addressed the LPP’s concerns regarding the width of the front façade but not the other concerns, namely: low pitched roofs, aluminium framed windows and doors and minimal eaves overhangs.</p> <p>3. The Panel is of the view that the failure to amend the plans to address these concerns will have an adverse impact on the heritage conservation area and that any approval should be conditioned to require these changes.</p> <p>4. In terms of traffic and parking, the LPP notes that the advice of the Council’s external traffic consultant is that the proposal has acceptable impacts and raises no objections on traffic and parking grounds provided there are specific measures to manage pedestrian safety and traffic flow at peak times. The LPP has therefore made some amendments to the recommended conditions of consent.</p>		
Council Meeting 8 April 2024	13.5	4755	Gateway Request: Planning Proposal for 124 Wigram Street, Harris Park	(a) That Council approve for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI) the Planning Proposal for land at 124 Wigram Street, Harris Park at Attachment 1 which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) Height of Building Map in relation to the subject site from 72 metres to a maximum building height of 103 metres (118.45 metres including the design excellence bonus).	Lord Mayor, Councillor Esber, Councillors Darley, Garrard, Green, Humphries,	Councillor Bradley

				<p>(b) That Council request the DPHI to include a condition in the Gateway Determination requiring the preparation of an updated local flood study prior to any public exhibition of the Planning Proposal to reflect the draft Parramatta River Flood Study 2023 study.</p> <p>(c) That Council request the DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.</p> <p>(d) That Council note the Local Planning Panel's advice to Council (refer to Attachment 2) is consistent with the Council Officer's recommendation in this report.</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 amendment process.</p>	<p>MacLean, Noack, Pandey, Deputy Lord Mayor Councillor Prociv, Siviero, Valjak, Wang and Wearne</p>	
<p>Council Meeting 8 April 2024</p>	13.6	4756	<p>Planning Agreement Amendments: 20-22 Macquarie Street, Parramatta and 197-207 Church Street/89 Marsden Street, Parramatta</p>	<p>(a) That Council endorse in-principle amendments to existing Planning Agreements relating to land at 20-22 Macquarie Street and 197- 207 Church Street and 89 Marsden Street, Parramatta to delete the obligations relating to Public Access &amp; Easements, including any ancillary amendments.</p> <p>(b) That delegated authority be granted to the CEO to prepare the draft Deeds of Variation to the Planning Agreements for public exhibition purposes.</p> <p>(c) That the draft Deeds of Variation to the Planning Agreements be publicly exhibited for 28 days.</p> <p>(d) That, the outcomes of the public exhibition be detailed in a further report to Council.</p>	<p>Lord Mayor, Councillor Esber, Councillors Darley, Garrard, Green, Humphries, MacLean, Noack, Pandey, Deputy Lord Mayor Councillor Prociv, Siviero, Valjak, Wang and Wearne</p>	<p>Councillor Bradley (abstain)</p>
<p>LPP 16 April 2024</p>	5.1	DA/544/2021 D09359116	<p>47-49 Park Road Rydalmere Demolition, tree removal and construction of a three storey residential flat building containing 18 units over basement car parking. Modifications include proposed addition of lower ground 1 bedroom apartment within built envelope and second floor</p>	<p>(a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, modify development consent DA/544/2021 on land at 47-49 Park Road Rydalmere, for a period of five (5) years from the date on the original Notice of Determination, subject to the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amend Condition Nos. 1, 14, 81 &amp; 100 to reflect the updated plans and documents.</li> <li>2. All other conditions of DA/544/2021 remain unchanged.</li> </ol>	<p>Julie Walsh (Chairperson) Steve Driscoll, Michael Evesson, Darshini Bhatt</p>	<p>Nil</p>

			apartment over part of roof top terrace.	<p>(b) That the Parramatta Local Planning Panel approve the modification notwithstanding the non-compliance with the floor space ratio control in Clause 13 Floor Space Ratio of the State Environmental Planning Policy (Affordable rental Housing) 2009 City of Parramatta – Local Planning Panel – 16 April 2024 - 4 - as there are sufficient environmental planning grounds to justify the variation.</p> <p>(c) That the Parramatta Local Planning Panel approve the modification notwithstanding the non-compliance with the height of building control in Clause 4.3 Height of Buildings of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental planning grounds to justify the variation.</p> <p>REASONS</p> <ol style="list-style-type: none"> <li>1. The proposed modification is substantially the same development as that which was approved.</li> <li>2. The proposed modification is permissible within the R4 High Density Residential zone and results in a development which is suitable for the context of the site and locality.</li> <li>3. The proposed modification to increase the building height and floor space of the site is supported as there is no substantial change in the bulk and scale of the building and the changes are not discernible from the streetscape.</li> <li>4. The proposed modification results in reasonable impacts to adjoining and surrounding properties, is suitable for the site, and is in the public interest.</li> </ol>		
LPP 16 April 2024	5.2	DA/380/2017 D09368714	16 Gowan Brae Avenue, Oatlands Modification to DA/380/2017 for the tree removal and construction of a part 2 and part 3 storey dwelling and swimming pool. The modification is for the reconfiguration of the front	<p>Pursuant to Section 4.16 of the Environmental Planning and Assessment Act, 1979:</p> <p>(a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, modify development consent DA/380/2017 on land at 16 Gowan Brae Avenue, Oatlands, for a period of five (5) years from the date on the original Notice of Determination, subject to the following modifications:</p>	Julie Walsh (Chairperson) Steve Driscoll, Michael Evesson, Darshini Bhatt	Nil

			<p>entry, internal layouts, balconies, window placement, pool location, feature roof form and basement extent.</p>	<p>1. Amend Condition Nos. 1, 45, and 51 to reflect the updated plans and documents.</p> <p>2. After condition 1, insert Conditions 1A (set out below) and 1B.</p> <p>Condition 1A The following planting shall be undertaken (in addition to the planting required by any approved landscape plan).</p> <p>a) The provision of one (1) suitable species of tree shall be planted in the front and the provision of one (1) suitable species of tree shall be planted in the rear of the property. The trees are required to be provided in a minimum 45 litre container, reach a minimum mature height of 5m and be planted at a minimum distance of two (2) metres from any drainage line and a minimum 3.5m setback to the outside of any legally constructed building. Suitable species include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <li>• Backhousia citriodora (Lemon-scented Myrtle)</li> <li>• Tristaniopsis laurina (Water Gum)</li> <li>• Corymbia ficifolia (Flowering Gum)</li> <li>• Elaeocarpus eumundi (Eumundi Quondong)</li> <li>• Buckinghamia celsissima (Ivory Curl)</li> <li>• Corymbia eximia (Yellow Bloodwood)</li> <li>• Magnolia 'Little Gem'</li> </ul> <p>Condition 1B The existing covered BBQ area is to be replaced with a 1m wide garden bed which extends the length of the rear northeastern and southeastern boundaries (Excluding pool area) to provide privacy and amenity. Screen hedge planting must be provided in a minimum 200mm containers, be able to reach a minimum 1.8m height at maturity and be planted at maximum distances of 1 (one) metre between trunk centres. Suitable species include (but are not limited to) the following:</p> <ul style="list-style-type: none"> <li>• Syzygium australe 'Pinnacle' (Lilly Pilly)</li> <li>• Photinia x fraseri 'Red Robin' (Red Robin)</li> <li>• Camellia sasanqua (Sasanqua Camellia)</li> <li>• Callistemon viminalis 'Slim' (Bottlebrush)</li> <li>• Acmena smithii 'Firescreen' (Lilly Pilly)</li> </ul> <p>Garden beds shall have defined paved, steel or timber edge to delineated from turf area. Garden beds shall be mulched to a depth of 75mm. <b>Reason:</b> To ensure implementation of appropriate landscaping and tree replenishment.</p> <p>3. All other conditions of DA/380/2017 remain unchanged.</p>		
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				<p>(b) That the Parramatta Local Planning Panel approve the proposal notwithstanding the non-compliance with the height of building control in Clause 4.3 Height of Buildings of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental grounds to justify the variation.</p> <p>(c) That the Parramatta Local Planning Panel approve the proposal notwithstanding the non-compliance with the floor space ratio control in Clause 4.4 Floor Space Ratio of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental grounds to justify the variation.</p> <p><b>REASONS</b></p> <p>1. The proposed modification is substantially the same development which was approved.</p> <p>2. The proposed modification is permissible within the R2 low Density Residential zone and results in a development which is suitable for the context of the site and locality.</p> <p>3. The proposed modification to increase the building height and floor space of the site is supported as there is no substantial change in the bulk and scale of the building.</p> <p>4. The proposed modification results in reasonable impacts to adjoining and surrounding properties, is suitable for the site, and is not contrary to the public interest.</p> <p>5. The panel is concerned at the extend of hard surface area in the front setback area and the increase in site coverage. Additional conditions have been imposed to address this.</p>		
LPP 16 April 2024	5.3	DA/643/2023 D09337331	25 Chester Street, EPPING NSW 2121 (Lot 22, DP 262348) Modification to the approved DA/544/2021 for Demolition, tree removal and construction of a three storey residential flat building containing 18 units	(a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, modify development consent DA/544/2021 on land at 47-49 Park Road Rydalmere, for a period of five (5) years from the date on the original Notice of Determination, subject to the following modifications: 1. Amend Condition Nos. 1, 14, 81 & 100 to reflect the updated plans and documents. 2. All other conditions of DA/544/2021 remain unchanged.	Julie Walsh (Chairperson) Steve Driscoll, Michael Evesson, Darshini Bhatt	Nil



			<p>over basement car parking. Modifications include proposed addition of lower ground 1 bedroom apartment within built envelope and second floor apartment over part of roof top terrace.</p>	<p>(b) That the Parramatta Local Planning Panel approve the modification notwithstanding the non-compliance with the floor space ratio control in Clause 13 Floor Space Ratio of the State Environmental Planning Policy (Affordable rental Housing) 2009 as there are sufficient environmental planning grounds to justify the variation.</p> <p>(c) That the Parramatta Local Planning Panel approve the modification notwithstanding the non-compliance with the height of building control in Clause 4.3 Height of Buildings of the Parramatta Local Environmental Plan 2023 as there are sufficient environmental planning grounds to justify the variation.</p> <p><b>REASONS</b></p> <ol style="list-style-type: none"> <li>1. The proposed modification is substantially the same development as that which was approved.</li> <li>2. The proposed modification is permissible within the R4 High Density Residential zone and results in a development which is suitable for the context of the site and locality.</li> <li>3. The proposed modification to increase the building height and floor space of the site is supported as there is no substantial change in the bulk and scale of the building and the changes are not discernible from the streetscape.</li> <li>4. The proposed modification results in reasonable impacts to adjoining and surrounding properties, is suitable for the site, and is in the public interest.</li> </ol>		
LPP 16 April 2024	6.1	D09337331	<p>Post Exhibition Report - Planning Proposal for land at 8 Lincluden Place, Oatlands</p>	<p>The Parramatta Local Planning Panel recommends:</p> <p>(a) That Council receives and notes the submissions made during the exhibition period.</p> <p>(b) That Council approve the finalisation of the Planning Proposal, provided at Attachment 1 to the Council report, for land at 8 Lincluden Place, Oatlands.</p> <p>(c) That Council enters into the Planning Agreement at Attachment 2 to the Council report and delegates authority to the Chief Executive Officer to sign it on behalf of Council.</p>	<p>Julie Walsh (Chairperson) Steve Driscoll, Michael Evesson, Darshini Bhatt</p>	Nil

				<p>(d) 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 and Planning Agreement.</p> <p><b>REASONS</b></p> <p>The panel generally agrees with the Council Officer's report.</p>		
LPP 16 April 2024	6.2	D09357005	Request for Gateway and public exhibition: Planning Proposal for North-East Planning Investigation Area	<p>The Parramatta Local Planning Panel recommends:</p> <p>(a) That Council approve:</p> <p>i) The Planning Proposal at Attachment 1 to the Council report, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure, for the land identified as the North East Planning Investigation Area which seeks the following changes to the Parramatta Local Environmental Plan 2011:</p> <p>a. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.</p> <p>b. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).</p> <p>ii) The supporting draft DCP amendments at Attachment 2 to the Council report, applying to the land in the North East Planning Investigation Area for the purposes of public exhibition.</p> <p>(b) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its planmaking delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(c) That Council authorise the CEO if the Gateway determination is issued by the Department, that the draft DCP amendments are placed on public exhibition concurrently with the Planning Proposal.</p> <p>(d) 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>	Julie Walsh (Chairperson) Steve Driscoll, Michael Evesson, Darshini Bhatt	Nil

				<p><b>REASONS:</b></p> <p>The Paramatta Local Planning Panel generally agrees with the Council Officer's report.</p>		
LPP 21 May 2024	5.1	D09413254	150-152 Briens Road, NORTHMEAD NSW 2152 (Lot 111 in DP 1160038) - Construction and use of multi-unit industrial warehouse and ancillary offices, storage premises, carparking & signage. The application is Nominated Integrated Development under the Water Management Act 2000.	<p>(a) That the Parramatta Local Planning Panel, exercising the function of the consent authority, grant deferred commencement development consent to DA/19/2023 for the construction and use of multi-unit industrial warehouse and ancillary offices, storage premises, carparking and signage subject to the conditions in the Council Officer's report with the deletion of conditions 40 (e) and 53 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The development is permissible in the IN1 General Industrial zone pursuant to the Parramatta Local Environmental Plan 2011 and satisfies the requirements of all applicable planning standards controls.</li> <li>2. The development will protect the natural environment.</li> <li>3. The development will not adversely impact on the visual character of the area.</li> <li>4. For the reasons given above, approval of the application is in the public interest.</li> </ol> <p>(b) That the Parramatta Local Planning Panel, approve the Clause 4.6 variation to the Height for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The departure representing a variation of 21.5% from the standard is reasonable and allows for a transition of height that is sympathetic with the existing topography whilst providing good urban design and an appropriate building platform.</li> <li>2. The departure does not result in adverse amenity impacts to adjoining developments and to the reserve.</li> <li>3. Despite the departure the development remains generally consistent with the controls and provisions of DCP 2011.</li> <li>4. The variation to the height does not result in unreasonable perception of bulk and scale.</li> </ol> <p>(c) That the Parramatta Local Planning Panel, approve the Clause 4.6 variation to the FSR for the following reasons:</p>	Julie Walsh (Chairperson) Steve Driscoll Michael Evesson James Cowie	Nil

				<p>1. The variation is a 2.5% departure to the standard and is minor in this instance and is a result of floor area located within the basement which does not unreasonably result in a bulky development.</p> <p>2. The development remains generally compliant with building setbacks, articulation, landscaping and good urban design so that any exceedance in FSR is negligible on the streetscape and neighbouring developments.</p> <p>3. The minor departure to the FSR does not result in unreasonable vehicular or pedestrian traffic that would otherwise be expected for similar developments within this location.</p> <p>4. The minor variation to the FSR does not result in unreasonable overshadowing of adjoining development or to the reserve, loss of amenity to neighbouring developments or loss of views.</p>		
LPP 21 May 2024	5.2	D09427883	10/11 Blaxland Avenue, NEWINGTON NSW 2127 (Lot 40 SP 58861) Change of use of an existing room within the dwelling for a home business	<p>(a) That the Parramatta Local Planning Panel exercising the functions of Council as the consent authority, grant development consent to DA/731/2023 on land at 10/11 Blaxland Road Newington, subject to the conditions of consent in the Council Officer's report amended as follows:</p> <p>1. The consent is for a trial period of 12 months only. The applicant should it wish to continue the use, shall lodge a new development application no later than ten (10) months of the date of this consent.</p> <p>2. Condition 10 shall be replaced with the following condition: All preparation, cooking, and storage of ingredients shall occur wholly within the kitchen which has a floor area of 8.4 square metres.</p> <p>3. Add the following words at the end of Conditions 2 and 6: This consent does not authorise the carrying out of any works to the common property of the strata plan. If any such works are required, a separate development application with written owner's consent of the Owners Corporation of the strata plan is required.</p>	Julie Walsh (Chairperson) Steve Driscoll Michael Evesson James Cowie	Nil

				<p>(b) That the submitters are advised of the decision. REASONS FOR APPROVAL Subject to the amendments to the conditions set above the development application is acceptable for approval for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The development is permissible in the R4 High Density zone pursuant to Parramatta Local Environmental Plan 2023 and satisfies the requirements of the applicable planning framework.</li> <li>2. The development will be compatible with the emerging and planned future character of the area.</li> <li>3. The development will promote land use that provides a facility to meet the day-to-day needs of Parramatta Council occupants.</li> <li>4. The proposal provides non-residential land use where any amenity impacts that can be appropriately managed.</li> <li>5. The development is in the public interest because it is consistent with the objectives of development in the R4 High Density zone.</li> </ol>		
LPP 21 May 2024	6.1	D08982872	Gateway Request - Planning Proposal for land at 31 O'Connell Street and 9 Albert Street, North Parramatta	<p>The Local Planning Panel advises as follows:</p> <p>(a) That Council approve for the purposes of seeking a Gateway determination, the Planning Proposal for land at 31 O'Connell Street and 9 Albert Street, North Parramatta, which seeks the following amendments to Parramatta Local Environmental Plan (LEP) 2023:</p> <ol style="list-style-type: none"> <li>1) Increase the Height of Buildings control from part 21 metres, part 28 metres and part 66 metres to part 0 metres, part 30 metres, part 53 metres and part 77 metres (maximum height of approximately 22 storeys).</li> <li>2) Increase the Floor Space Ratio control from part 2.4:1 and part 3.3:1 to 3.9:1. (b) That Council request the applicant to update the following documents, in accordance with this report, prior to the Planning Proposal being placed on public exhibition: <ol style="list-style-type: none"> <li>1) Traffic Impact Assessment</li> <li>2) Stormwater Management Plan</li> </ol> </li> </ol>	Julie Walsh (Chairperson) Steve Driscoll Michael Evesson James Cowie	Nil

				<p>(c) That Council request the DPPI to provide Council with delegation to exercise its plan-making delegations for this Planning Proposal.</p> <p>(d) That Council approve the draft site-specific Development Control Plan (DCP) for the purposes of public exhibition with the Planning Proposal.</p> <p>(e) That a Planning Agreement be prepared in accordance with the applicant's Letter of Offer at Attachment 12 and placed on public exhibition with the Planning Proposal and site-specific DCP.</p> <p>(f) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the planmaking process.</p>		
LPP 21 May 2024	6.2	D08982872	Gateway Request - Parramatta CBD Supplementary Matters Planning Proposal	<p>The Local Planning Panel advises as follows:</p> <p>(a) That Council approve the recommended pathways for resolving the outstanding "Orange Matters" arising from the exhibition of the Parramatta CBD Planning Proposal, as detailed in the table at Attachment 1.</p> <p>(b) That Council approve the Parramatta CBD Supplementary Matters Planning Proposal at Attachment 2, subject to it being updated to include "creative industries" as permitted with consent in the E2 Commercial Centre zone, for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure.</p> <p>(c) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its planmaking delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(d) 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> <p>(e) That Council resolve to prepare a separate strategic precinct planning proposal for the Westfield site at 142 and 171 Church Street, Parramatta, given its strategic significance to the Parramatta CBD, and that Council officers prepare further urban design, land use and economic analysis to inform the policy framework for this planning proposal.</p>	Julie Walsh (Chairperson) Steve Driscoll Michael Evesson James Cowie	Nil
LPP 21 May 2024	6.3	D09397946	Gateway Request - Planning Proposal for land	The Local Planning Panel advises the following:	Julie Walsh (Chairperson) Steve Driscoll	Nil

			at 53-61 Rawson St, Epping	<p>a) That Council approve for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 53-61 Rawson Street, Epping (Attachment 1) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by:</p> <p>i. Introducing an additional local provision to allow an additional Floor Space Ratio (FSR) of 1.5:1 for commercial premises only (proposed mapping provided at Attachment 2).</p> <p>ii. Amending the height of buildings control from 48m (15 storeys) to part 103m RL (22m or 5 storeys), part 197m RL (112m or 33 storeys) and part 206m RL (122m or 36 storeys) (proposed mapping provided at Attachment 2).</p> <p>b) That Council request the DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.</p> <p>c) That Council authorise the CEO:</p> <p>i. To amend the Parramatta Development Control Plan (PDCP) in accordance with the draft Site-Specific Development Control Plan (SSDCP) (Attachment 3) to align with the Planning Proposal and to address the matters described in this report; and</p> <p>ii. If a Gateway Determination is issued by DPHI, to place the draft SSDCP on public exhibition concurrently with the Planning Proposal.</p> <p>d) 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 and finalisation of the documents.</p>	Michael Evesson James Cowie	
LPP 23 May 2024 (additional meeting)	5.1	D09382419	Post Exhibition: Planning Proposal, Draft Planning Agreement and Draft Site-Specific Development Control Plan at 263-281 Pennant Hills Road, Carlingford	<p>The Local Planning Panel advises as follows:</p> <p>(a) That Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) and Draft Planning Agreement as summarised and responded to in Attachment 3 for 263-281 Pennant Hills Road, Carlingford.</p>	Julie Walsh (Chairperson) Ian Armstrong Michael Mason Jerry Chen	Nil

			<p>(b) The panel notes that the architects who prepared the architectural plans which were before the panel are no longer retained by the applicant as their project architects. The panel is concerned to ensure that this significant site exhibits design excellence including but not limited to:</p> <ul style="list-style-type: none"> <li>i. Variety of building form and articulation</li> <li>ii. Ecologically sustainable design</li> <li>iii. The use of high quality materials and finishes</li> </ul> <p>(c) The panel is of the view that further consideration should be given to reducing the maximum number of parking spaces associated with the residential units given the proximity of the site to the Carlingford Light Rail Station and the availability of car share spaces within the development. Consideration should be given to a higher number of car share spaces.</p> <p>(d) The panel is of the view that the draft Development Control Plan should be amended to incorporate the matters set out in (b) and (c) above. (d) Subject to the above that Council approve the Planning Proposal (Attachment 1) for land at 263-281 Pennant Hills Road, Carlingford which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by:</p> <ul style="list-style-type: none"> <li>i. Reconfiguring the existing R4 High Density Residential and RE1 Public Recreation zones and retaining the existing SP2 Infrastructure Zone.</li> <li>ii. Amending the Maximum Height of Building control by: <ul style="list-style-type: none"> <li>• Amending the maximum height of buildings on the Pennant Hills Road frontage from 27 metres (9 storeys) to part 65 metres (18 storeys), part 69 metres (17 storeys), part 110 metres (29 storeys) and part no height as per Figures 17 &amp; 23 in Attachment 1;</li> <li>• Amending the maximum height of buildings on the remainder of the site from part 33 metres (11 storeys) and part no height to part 33 metres (8 storeys), part 46 metres (11 storeys) part 56 metres (14 storeys) and part no height as per Figures 17 &amp; 23 in Attachment 1;</li> </ul> </li> <li>iii. Increasing the Maximum Floor Space Ratio control for the R4 High Density Residential zoned land from 2.3:1 to 3.6:1.</li> <li>iv. Amending Schedule 1 Additional Permitted Uses to increase the maximum gross floor area of parts of the buildings used for</li> </ul>		
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				<p>business premises, food and drink premises, recreational facilities (indoor) and shops on the R4 High Density Residential zoned part of the site from 2,000 sqm to 2,600 sqm.</p> <p>v. Amending the Land Reservation Acquisition (LRA) Map to include all RE1 Public Recreation land on the site that will be dedicated to Council.</p> <p>(e) That Council enters into the Planning Agreement and delegates authority to the Chief Executive Officer to sign it on behalf of Council.</p> <p>(f) That Council approves the DCP controls at Attachment 2 for insertion into Part 8 of the Parramatta DCP 2023.</p> <p>(g) 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, DCP and Planning Agreement</p>		
Council Meeting 27 May 2024	13.9	4726	Gateway Request: Planning Proposal for North East Parramatta (North-East Planning Investigation Area)	<p>(a) That Council approve: i. The Planning Proposal at Attachment 1 for the purposes of it being forwarded to the Department of Planning, Housing and Infrastructure to request the issuing of a Gateway Determination for the land identified as the North-East Planning Investigation Area which seeks the following changes to the Parramatta Local Environmental Plan 2023: a. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1; and b. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys). ii. The supporting draft DCP amendments at Attachment 2 applying to the land in the North-East Planning Investigation Area for the purposes of public exhibition.</p> <p>(b) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise her plan making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(c) That Council authorise the CEO, if the Gateway determination is issued by the Department, to place the draft DCP amendments on public exhibition concurrently with the Planning Proposal.</p> <p>(d) That Council note the Parramatta Local Planning Panel's (LPP) advice to Council (refer to Attachment 4) is consistent with Council officers' recommendation in the report.</p>	Deputy Lord Mayor, Councillor Prociv and Councillors Garrard, Humphries, MacLean, Pandey, Wang and Wearne	Councillors Bradley and Darley

				(e) That Council delegate authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process		
LPP 4 June 2024 (additional meeting)	5.1	D09354774	Gateway Request: Planning Proposal for land at 90-94 Phillip Street, Parramatta	<p>The Local Planning Panel advised the following:</p> <p>(a) That Council approve, for the purpose of seeking a Gateway determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 90-94 Phillip Street, Parramatta (Attachment 1), which seeks to amend the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023) in relation to the subject site by:</p> <ul style="list-style-type: none"> <li>i. Increasing the maximum Height of Buildings control on the map from 80 metres (105 metres when including all bonuses) to part 133 metres (153 metres when including all bonuses) and part 0 metres;</li> <li>ii. Increasing the Floor Space Ratio control on the map from 6:1 (9.7:1 when including all bonuses) to 12.8:1 (15.36:1 when including all bonuses); and</li> <li>iii. Amending Clause 7.28A so that it no longer provides a sitespecific FSR and height bonus for the subject site.</li> </ul> <p>(b) That the Gateway request referred to above in recommendation (a) be submitted to the DPHI after the Applicant's Flood Report has been updated to reflect the Parramatta River Flood Study 2024.</p> <p>(c) That Council request the DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.</p> <p>(d) That Council authorise the CEO:</p> <ul style="list-style-type: none"> <li>i. To amend the Parramatta Development Control Plan 2023 (PDCP 2023) in relation to the subject site as described in this report;</li> <li>ii. To draft a Planning Agreement subject to the details within the submitted Letter of Offer provided at Attachment 2 which address the matters described in this report; and</li> </ul>	Julie Walsh (Chairperson) Simone Lotz Michael Evesson Lakshmana Varathan	Nil

				<p>iii. If a Gateway Determination is issued by the DPHI, the draft Planning Agreement and draft amendment to the PDCP 2023 are placed on public exhibition concurrently with the Planning Proposal.</p> <p>(e) 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 of the documents.</p>		
Council Meeting 11 June 2024	13.6	4752	Gateway Request - Parramatta CBD Supplementary Matters Planning Proposal	<p>(a) That Council approve the recommended pathways for resolving the outstanding "Orange Matters" arising from the exhibition of the Parramatta CBD Planning Proposal, as detailed in the table at Attachment 1.</p> <p>(b) That Council approve the Parramatta CBD Supplementary Matters Planning Proposal at Attachment 2, subject to it being updated to include "creative industries" as permitted with consent in the E2 Commercial Centre zone, for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure.</p> <p>(c) That Council advise the Department of Planning, Housing and Infrastructure 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) 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> <p>(e) That Council note the Parramatta Local Planning Panel's advice to Council (refer to Attachment 3) is consistent with Council officers' recommendation in the report.</p> <p>(f) That Council resolve to prepare a separate strategic precinct planning proposal for the Westfield site at 142 and 171 Church Street, Parramatta, given its strategic significance to the Parramatta CBD, and that Council officers prepare further urban design, land use and economic analysis to inform the policy framework for this planning proposal.</p>	Lord Mayor, Councillor Esber, Councillors Bradley, Darley, Garrard, Green, Humphries, MacLean, Noack, Pandey, Siviero, Valjak, Wang and Wearne (Unanimous)	Nil
Council Meeting 24 June 2024	13.5	4767	Gateway Request: Planning Proposal and Draft Site-Specific Development Control Plan for Land at 53-61 Rawson Street, Epping	<p>(a) That Council approve for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 53-61 Rawson Street, Epping (Attachment 1) which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by: i. Introducing an additional local provision to allow an additional Floor</p>	Lord Mayor, Councillor Esber, Deputy Lord Mayor, Councillor Prociv and Councillors	Councillors Bradley, Garrard and Wang.

				<p>Space Ratio (FSR) of 1.5:1 for commercial premises only; and ii. Amending the height of buildings control from 48m (15 storeys) to part 103m RL (22m or 5 storeys), part 197m RL (112m or 33 storeys) and part 206m RL (122m or 36 storeys).</p> <p>(b) That Council request DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.</p> <p>(c) That Council authorise the CEO: i. To amend the Parramatta Development Control Plan (PDCP) in accordance with the draft Site-Specific Development Control Plan (SSDCP) (Attachment 2) to align with the Planning Proposal and to address the matters described in this report; and ii. If a Gateway Determination is issued by DPHI, to place the draft SSDCP on public exhibition concurrently with the Planning Proposal.</p> <p>(d) 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 and finalisation of the documents.</p>	<p>Darley, Green, Humphries, MacLean, Noack, Pandey and Valjak.</p>	
<p>Council Meeting 8 July 2024</p>	<p>13.5</p>		<p>Gateway Request: Planning Proposal for Land at 90-94 Phillip Street, Parramatta</p>	<p>(a) That Council approve, for the purpose of seeking a Gateway determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 90-94 Phillip Street, Parramatta (Attachment 1), which seeks to amend the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023) in relation to the subject site by:</p> <p>i. Increasing the maximum Height of Buildings control on the map from 80 metres (105 metres when including all bonuses) to part 133 metres (153 metres when including all bonuses) and part 0 metres;</p> <p>ii. Increasing the Floor Space Ratio (FSR) control on the map from 6:1 (9.7:1 when including all bonuses) to 12.8:1 (15.36:1 when including all bonuses); and</p> <p>iii. Amending Clause 7.28A so that it no longer provides a site specific FSR and height bonus for the subject site.</p> <p>(b) That the Gateway request referred to above in recommendation (a) be submitted to the DPHI after the Applicant's Flood Report has been updated to reflect the Parramatta River Flood Study 2024. MINUTES - City of Parramatta - Council Meeting – 8 July 2024 Page 22 of 24</p>	<p>Lord Mayor Councillor Esber, and Councillors Garrard, Green, Humphries, Noack, Pandey, Valjak, Wang and Wearne.</p>	<p>Deputy Lord Mayor Councillor Prociv and Councillor Bradley and MacLean</p>

				<p>(c) That Council request the DPPI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.</p> <p>(d) That Council authorise the CEO:</p> <ul style="list-style-type: none"> <li>i. To amend the Parramatta Development Control Plan 2023 (PDCP 2023) in relation to the subject site as described in this report; Council 8 July 2024 Item 13.5 - 216 –</li> <li>ii. To draft a Planning Agreement subject to the details within the submitted Letter of Offer provided at Attachment 2 which addresses the matters described in this report; and</li> <li>iii. If a Gateway Determination is issued by the DPPI, the draft Planning Agreement and draft amendment to the PDCP 2023 are placed on public exhibition concurrently with the Planning Proposal.</li> </ul> <p>(e) That Council note the Local Planning Panel's advice to Council is in support of the Planning Proposal (refer to Attachment 3), which is consistent with the Council Officer's recommendation in the report.</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 of the documents. Record of Voting</p>		
LPP 16 July 2024	5.1	D09391019	Request for Gateway - Harmonisation 'Orange Matters' and Housekeeping Amendment to the PLEP 2023	<p>That the Parramatta Local Planning Panel (LPP) advised the following:</p> <p>(a) That Council approve the recommended pathways for resolving the outstanding 'Orange Matters' arising from the exhibition of the Parramatta Harmonisation Planning Proposal as detailed in Attachment 1.</p> <p>(b) That Council approve the 'housekeeping' and administrative changes to the PLEP 2023 contained in Attachment 2.</p> <p>(c) That Council approve the Parramatta Harmonisation Supplementary Matters and Housekeeping Planning Proposal at Attachment 3 for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure.</p> <p>(d) That Council endorse to maintain the prohibition of Places of Public Worship in the R2 Low Density zone and include Places of Public Worship as an Additional Permitted Use on land with an existing Places</p>	Richard Pearson (Chairperson) Heather Warton Patrick Hurley Heather Joung	Nll

				<p>of Public Worship in the R2 Low Density zone; and update the Planning Proposal at Attachment 3 with the associated amendments prior to forwarding the Planning Proposal to the Department of Planning, Housing and Infrastructure.</p> <p>(e) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its planmaking delegations for this Planning Proposal, as authorised by Council on 26 November 2012.</p> <p>(f) 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> <p>(g) In inserting the dwelling mix clause into the LEP, the LPP considers that Council needs to consider: • whether this will just create a more bureaucratic process whereby developers that seek to vary the provision now in the DCP will now still seek to vary it via Clause 4.6 variations and whether the supporting objectives proposed are adequate to maintain Council's policy position; • the adequacy of research undertaken to justify the provision and whether there is likely to be any unintended consequences on housing supply as a result.</p> <p>(h) With regard to the proposed provision to enable sports ground advertising as 'exempt' development, the LPP recommends Council also precluding gambling advertising in addition to the other proposed forms of advertising to which the provision will not apply.</p> <p>(i) In prohibiting Places of Public Worship in the R2 Low Density Zone, Council should ensure all faiths are currently adequately catered for and/or that sufficient opportunities exist for new Places of Public Worship in other zones in the LGA.</p>		
LPP 16 July 2024	6.1	D09518150	Confidential - Land and Environment Court Proceedings - 1 Tracey Street, Carlingford	<p>(a) That having regard to the legal opinion, that the appeal has poor prospects of success given the amended application, the advice of Council's Planning Officer and due to the lack of any expert evidence to support a refusal based on the amended application (and risk of an adverse costs order) the PLPP direct Council to resolve the Class 1 appeal by way of a section 34 conciliated agreement.</p> <p>(b) Further that delegation be granted to the Chief Executive Officer of the City of Parramatta Council who in turn may sub-delegate to - 5 - Council Officers nominated by the Chief Executive Officer, to negotiate and enter into an Agreement, with the Applicant pursuant to section 34 of the Land</p>	Richard Pearson (Chairperson) Heather Warton Patrick Hurley Heather Joung	Nil

				and Environment Court Act, on the basis of the set of without prejudice amended plans and attached proposed conditions of consent, which may be approved by the court.		
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