



CITY OF PARRAMATTA COUNCIL - REGISTER OF VOTING ON PLANNING DECISIONS AT COUNCIL MEETINGS

Commenced 23 May 2016

Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	Voting	
						For	Against
23 May 2016	7.1	DA/87/2008/B	1 Cambridge Street, Harris Park	Section 96(2) Modification has been received to modify the approved alterations and additions to a heritage listed single dwelling house and conversion to a 10 room boarding house. The modification includes formalising the unauthorised use of the rear outbuilding to provide for 2 additional boarding rooms resulting in a total of 12 boarding rooms and a maximum of 13 residents, including an onsite manager.	Approved subject to conditions	Administrator, Amanda Chadwick	Nil
23 May 2016	7.2	DA/303/2014	63-67 Pine Street & 44-46 Wattle Street, Rydalmere	Section 82A Review of Council's decision to refuse a development application for the demolition, tree removal, lot consolidation and construction of 2 Residential Flat Buildings over basement car parking.	Approved 'Deferred Commencement Consent' to Development Application subject to standard conditions	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
23 May 2016	7.3	DA/526/2015	35 Park Road, Rydalmere	Demolition of existing structures, tree removal, construction of a three (3) storey residential flat building containing eight (8) units over basement car parking pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009.	Approved subject to conditions	Administrator, Amanda Chadwick	Nil
23 May 2016	7.4	DA/107/2016	1A Civic Place, Parramatta (5 Parramatta Square)	Excavation and removal of existing slabs to facilitate archaeological investigation and the removal of a heritage item "Convict Drain" (Item I32). Approved subject to conditions for a period of five (5) years from the date on the Notice of Determination. That Council notes that work is progressing on the practicality and aesthetics of using any part of the convict drain removed in the Parramatta Square Public Domain as requested at the 26 th October 2015 Council meeting. The possible reuse of the removed sections is being progressed through the current design development of the Council facilities building and the public domain following the design excellence process.		Administrator, Amanda Chadwick	Nil
23 May 2016	7.5	DA/15/2016	34 Phillip Street, Parramatta	Alterations and change of use to a public administration building (temporary use).	Approved subject to conditions	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
23 May 2016	7.6	DA/276/2015 - DA/276/2015	146 Kissing Point Road, Dundas	Demolition of existing structures, tree removal, and construction a multi dwelling housing development containing five (5) dwellings and basement car parking pursuant to State Environmental Planning Policy (Affordable Rental Housing) 2009.	Approved subject to conditions	Administrator, Amanda Chadwick	Nil
23 May 2016	7.7	DA/385/2015/A	17 George Street, Parramatta	<p>Section 96AB Review of the determination of DA/385/2015/A seeking approval for a change of use of part of the premises to a business premises, continuation of the remainder of the premises as an office premises with associated external signage and furnishings of the premises.</p> <p>The modification includes the construction of a concrete ramp and installation of railings to provide disabled access.</p>	<p>Consideration of Development Application deferred to the next Council Meeting to be held on 14 June 2016.</p> <p>Further consideration to be given to the proposal and options available to enable the visual amenity and heritage significance of the building to be protected.</p>	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
23 May 2016	7.8	RZ/16/2015 - D04177818	Planning Proposal for land at 107 George Street, Parramatta	<p>(a) That Council endorses the revised planning proposal contained at Attachment 1 to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> exempt the site from Clause 7.2 sliding scale of PLEP 2011, permitting a maximum floor space ratio of 6:1 (6.9:1 with design excellence bonus); <input type="checkbox"/> apply no height limit but apply Clause 7.6 Airspace Operations to this site to require consideration of Federal Government airspace provisions; <input type="checkbox"/> require 1:1 commercial floor space (included as part of the 6:1 FSR). <p>(b) That a revised reference design be prepared by the applicant at an FSR of 6:1 and submitted to Council.</p> <p>(c) That Section 117 direction (flooding) be satisfactorily addressed prior to forwarding the planning proposal to the Department of Planning and Environment seeking gateway determination.</p> <p>(d) That the planning proposal as amended and revised reference design be forwarded to the Department of Planning and Environment for Gateway determination.</p> <p>(e) That Council advise the NSW Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.</p> <p>(f) That Council invite the applicant to submit a Voluntary Planning Agreement (VPA) consistent with the CBD Planning Proposal and Value Sharing Policy.</p> <p>(g) That delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council prior to its public exhibition; and</p> <p>(h) Further, that Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the plan amendment process.</p>		Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
14 June 2016	8.1	DA/109/2012/A	47-49 Spurway Street, Ermington	Section 96AA Modification application to an approved boarding house containing 12 rooms. The modification seeks retrospective approval for works to Units 2 -11 including the enclosure of void areas on the first floor and internal changes to the ground floor.	Retrospective approval granted	Administrator, Amanda Chadwick	Nil
14 June 2016	8.2	TA/25/2016	9 Hume Avenue, Ermington	Section 82A review of determined tree application for the removal of one (1) <i>Cedrus deodara</i> (Deodar) tree located within the front of the property.	Approved	Administrator, Amanda Chadwick	Nil
14 June 2016	9.1	DA/338/2016	32 Moseley Street Carlingford	Alterations and additions to an existing place of public worship.	Approved for a period of five (5) years from the date on the Notice of determination subject to conditions. Council supports the variation to Clause 4.3 - Height of The Hills Local Environmental Plan 2012 under the provisions of clause 4.6.	Administrator, Amanda Chadwick	Nil
14 June 2016	9.2	DA/81/2016	24 O'Connell Street Parramatta	Demolition and preliminary site works.	Approved subject to revised conditions	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
14 June 2016	9.3	DA/385/2015/A	17 George Street, Parramatta	Section 96AB Review of the determination of DA/385/2015/A seeking approval for a change of use of part of the premises to a business premises, continuation of the remainder of the premises as an office premises with associated external signage and furnishings of the premises.	Approved a footpath level landing area of 2100mm, with a ramp length of 3250mm and an upper landing of 2340mm x 1750mm with a ramp width of 840mm and a ramp gradient of approximately 9:1 subject to design modifications to reduce the impact of the balustrade together with other appropriate conditions of approval.	Administrator, Amanda Chadwick	Nil
14 June 2016	10.1	F2015/02768 - D04238185	125-129 Arthur Street, Parramatta	<p>Outcome of public exhibition - Voluntary Planning Agreement.</p> <p>(a) That Council notes no submissions were made during the public exhibition of the Voluntary Planning Agreement for 125-129 Arthur Street, Parramatta.</p> <p>(b) That Council endorses and enters into the exhibited Voluntary Planning Agreement provided at Attachment 1.</p> <p>(c) That the Administrator and Interim General Manager be given delegated authority to execute and affix the Common Seal of Council to the necessary documents.</p> <p>(d) That upon signing of the Voluntary Planning Agreement, the agreement be forwarded to the Department of Planning and Environment in accordance with Section 25G of the Environmental Planning and Assessment Regulation 2000.</p> <p>(e) Further, that a report be brought back to Council no later than August 2016 in relation to a policy for voluntary planning agreements.</p>		Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
14 June 2016	10.3	RZ/2/2015 - D04246670	Planning Proposals for land at 264-268 Pennant Hills Road, Carlingford and 258-262 Pennant Hills Road & 17 & 20 Azile Court, Carlingford	<p>(a) That the Planning Proposal for 264-268 Pennant Hills Road, and the Preliminary Planning Proposal for 258-262 Pennant Hills Road and 17 & 20 Azile Court not proceed at this point in time.</p> <p>(b) That the applicants of the two existing proposals be offered the opportunity to either:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Wait for further planning analysis to be undertaken by either Council and/or the State government in relation to the light rail corridor to address broader impacts; OR <input type="checkbox"/> Provide funding for a Council initiated study and consultation process involving affected land owners, to inform a 'block analysis' of the area shown at Attachment 1; OR <input type="checkbox"/> Work in partnership to undertake further studies, (which must also involve consultation with other affected landowners) to prepare a 'block analysis' of the area shown at Attachment 1 to address the issues detailed in this report. Any block analysis that is prepared must be in accordance with principles agreed with Council officers prior to the commencement of any work. <p>(c) That the position adopted by Council in (a) and (b) form Council's response to the Department of Planning & Environment relating to the Pre-Gateway Review application lodged for 264-268 Pennant Hills Road, Carlingford.</p> <p>(d) Further, that the applicants be advised of Council's decision.</p>		Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
14 June 2016	10.4	F2016/02246 - D04248918	---	Hornsby Housekeeping Local Environmental Plan 2013	Hornsby Council advised that the City of Parramatta does not object to the Housekeeping Planning Proposal, as publicly exhibited, being finalised.	Administrator, Amanda Chadwick	Nil
27 June 2016	7.1	DA/411/2016	5/835-839 Pennant Hills Road, Carlingford	Change of use from a health consulting room to business premises (remedial massage) for Unit 5	Approved subject to conditions for a period of five (5) years from the date on the Notice of Determination.	Administrator, Amanda Chadwick	Nil
27 June 2016	7.2	DA/419/2016	219A North Rocks Road, North Rocks	Section 96(1a) modification to an approval for alterations and additions to a place of public worship – construction of a retractable awning. The modification includes changes to the materials used for the construction of the awning with regards to the RFS conditions.	Approved for a period of five (5) years for physical commencement to occur from the date on the Notice of Determination issued by The Hills Shire Council on 16 October 2015.	Administrator, Amanda Chadwick	Nil
27 June 2016	7.3	F2013/02004 - D04118195	Planning Proposal for the Justice Precinct, being the land bound by O'Connell, George and Marsden Streets	(a) That Council advise the Department of Planning and Environment that Council will no longer be proceeding with the Planning Proposal for the Justice Precinct, being land bound by O'Connell, George and Marsden Streets and the Parramatta River. (b) Further, that Government Property NSW be advised that Council would be interested in working with this authority to develop a revised Planning Proposal that provides for commercial floor space and addresses heritage and urban design issues on the site, subject to the results of the consultation being reported back to Council.		Administrator, Amanda Chadwick	Nil

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11 July 2016	8.1	DA/435/2015	18 Fullarton Street, Telopea	Section 82A Review: Demolition, tree removal and construction of a two storey attached dual occupancy development with Torrens title subdivision	Approved 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.	Administrator, Amanda Chadwick	Nil
11 July 2016	9.1	DA/617/2015	50 Brabyn Street, North Parramatta	Demolition, tree removal, excavation of single storey basement car park for 8 vehicles and construction of a two storey multi dwelling housing development containing 5 units	Approved 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 conditions.	Administrator, Amanda Chadwick	Nil
11 July 2016	9.2	DA/490/2016	35-39 Jenkins Road, Carlingford	Demolition and construction of a five storey residential flat building containing 52 units with car parking for 114 vehicles provided for within 2 basement levels	<p>Council supports the variation to Clause 4.1 - Minimum lot sizes for dual occupancy, multi dwelling housing and residential flat buildings of The Hills Local Environmental Plan 2012 under the provisions of clause 4.6.</p> <p>Approved for a period of five (5) years from the date on the Notice of Determination subject to the conditions.</p>	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
11 July 2016	10.2	RZ/15/2014 - D04277809	Separation of Draft VPA from concurrent exhibition of associated plans - 142-154 Macquarie Street, Parramatta	<p>(a) That Council proceed with the exhibition of the planning proposal, Draft DCP and other supporting information ahead of finalising the associated Draft VPA.</p> <p>(b) That at the time the Draft VPA is ready for exhibition, for transparency, the planning proposal, Draft DCP and other relevant information (as exhibited) be exhibited concurrently with the Draft VPA for information purposes only.</p> <p>(c) That the applicant be advised that whilst the Planning Proposal and site specific draft DCP can proceed to public exhibition, Council will forward the Planning Proposal to the Department of Planning and Environment for finalisation when a Voluntary Planning Agreement has been executed and registered on title.</p> <p>(d) Further, that the draft policy on Voluntary Planning Agreements due in August also address issues of transparency, tracking and responsiveness.</p>		Administrator, Amanda Chadwick	Nil
11 July 2016	10.3	F2008/04417 – D04281435	Planning Proposal for 1 Crescent Street, Holroyd - Submission in response to Pre-Gateway Review	<p>(a) That Council not support the progression of the Planning Proposal for the land at 1 Crescent Street, Holroyd seeking to rezone the land to permit residential uses and increase the height and floor space ratio controls under the provisions of the Holroyd Local Environmental Plan 2013.</p> <p>(b) Further, that Council write to the Department of Planning and Environment objecting to the Planning Proposal based on the key strategic issues discussed within this report.</p>		Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
11 July 2016	10.4	RZ/13/2014 - D04281821	Draft Development Control Plan for land at 2-10 Phillip Street Parramatta	<p>(a) That Council endorse the draft site-specific Development Control Plan (DCP) provided at Attachment 2 for public exhibition purposes.</p> <p>(b) That the amended Planning proposal and draft site-specific DCP be placed on public exhibition concurrently for a minimum period of 28 days.</p> <p>(c) That a report be prepared to Council on the outcome of the public exhibition period prior to the finalisation of the Planning Proposal and draft DCP.</p> <p>(d) That the applicant be advised that whilst the Planning Proposal and site specific draft DCP can proceed to public exhibition, Council will forward the Planning Proposal to the Department of Planning & Environment for finalisation when a Voluntary Planning Agreement has been executed and registered on title.</p> <p>(e) Further, that Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature relating to the Planning Proposal and Draft DCP that may arise during the plan amendment process.</p>		Administrator, Amanda Chadwick	Nil
25 July 2016	7.1	DA/142/2016	26 Crimea Street, Parramatta	Alterations and additions to an existing dwelling house	Approved subject to conditions.	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
25 July 2016	7.2	DA/4/2011/A	Third Settlement & Backhousia Reserve, 3 Edison Parade, Winston Hills	Section 96(1a) modification for the approved use of Third Settlement Park annually for an Australia Day breakfast and citizenship ceremony on 26 January, for an additional 5 year time period	Operation of the event approved for an additional 5 year time period (2017 – 2021) subject to conditions.	Administrator, Amanda Chadwick	Nil
25 July 2016	7.3	DA/940/2015	165-167 Pennant Street, Parramatta	Construction of a four storey residential flat building (under the ARH SEPP 2009), containing 19 units over one level of basement parking	Council supports the variation to Clause 4.3 (height of buildings) of Parramatta Local Environmental Plan 2011 under the provisions of clause 4.6. Approved for a period of five (5) years from the date on the Notice of Determination subject to the conditions.	Administrator, Amanda Chadwick	Nil
25 July 2016	7.4	RZ/13/2016 - D04286622	Planning proposal for land at 241 Pennant Hills Road, Carlingford	(a) That Council advise the Department of Planning and Environment that: i. Council is supportive of some increase in density on the site. ii. A maximum height of 28m (8 storeys) is recommended for the site. iii. A lower and reduced building envelope that makes an appropriate transition and has lesser adverse visual and amenity impact to the surrounding low rise context should be considered. A more detailed urban design analysis should be undertaken to determine an appropriate FSR for the site. Council estimates an FSR of 1.5:1 can be accommodated. This process must be undertaken prior to public exhibition.		Administrator, Amanda Chadwick	Nil

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				iv. A site specific DCP be informed by the detailed urban design analysis required in (iii) and be exhibited concurrently. v. A revised traffic report be submitted that includes an intersection analysis of the Baker Street and Pennant Hills Road intersection. (b) That this report form the submission to the pre-gateway review and be forwarded to the Department of Planning and Environment. (c) Further, that the Department of Planning and Environment be advised that Council is willing to perform the function of Relevant Planning Authority for this planning proposal if the gateway determination is consistent with Council's recommended height and FSR controls.			
25 July 2016	7.5	RZ/19/2015 - D04292665	Voluntary Planning Agreement - 11-13 Aird Street, Parramatta	(a) That Council prepare a draft Voluntary Planning Agreement (VPA) to ensure the value of the VPA is no less than the terms outlined in this report in relation to the Planning Proposal for land at 11-13 Aird Street, Parramatta, and it be publicly exhibited. (b) That delegated authority be given to the Interim General Manager to negotiate and finalise the legal drafting of the VPA on behalf of Council for the purposes of public exhibition. (c) Further, that a report be put to Council advising the outcome of the public exhibition of the draft VPA before final endorsement, or otherwise, of the VPA.		Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
25 July 2016	7.7	F2016/02245 - D04303060	Preparation of a Planning Proposal to Separate the Planning Controls in The Hills Local Environmental Plan 2012 into Two New Plans Based on the New LGA Boundaries	That Council support in principle the proposal to amend The Hills Local Environmental Plan 2012 to create two new LEPs and map sets based on the new LGA boundary between the two Councils. This support is subject to the plan that applies to the new City of Parramatta boundaries retaining the existing planning controls that apply under the current The Hills LEP 2012.		Administrator, Amanda Chadwick	Nil
8 August 2016	8.1	DA/377/2016	Horwood Place Car Park, Shop 1, 71 George Street Parramatta (Lot 100 DP607789)	Fitout and use for a food and drink premises 'restaurant/cafe'	Approved for a limited time period of two (2) years from the date of commencement of the use subject to conditions.	Administrator, Amanda Chadwick	Nil
8 August 2016	8.2	DA/407/2016	22F Cowells Lane Ermington (Lot 3 DP 1198522)	Tree removal, construction of an attached 2 storey dual occupancy and a front fence with associated Torrens Title subdivision	Approved subject to conditions.	Administrator, Amanda Chadwick	Nil
8 August 2016	8.3	DA/408/2015/A	Shop 2 382 Victoria Road, Rydalmere (Lot 1 DP 28308)	Section 96 (1A) Modification to the approved change of use of Shop 2 for the purposes of a hair salon and remedial massage. The proposed modifications	Development Consent modified for a period of 2 (two) years within which physical commencement is to occur from the date on the original Notice of Determination, subject to conditions of consent.	Administrator, Amanda Chadwick	Nil

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				include changes to the floor plan and amendments to Condition No. 9 and removal of Condition No. 10 regarding number of treatment rooms and internal wall construction.	The modifications include: 1. Amend Condition No. 1; 2. Amend Condition No. 9; 3. Amend Condition No. 10; and 4. All other conditions of DA/408/2015 remain unmodified.		
8 August 2016	8.4	DA/857/2015	80 Wigram Street, Harris Park	Alterations and additions to a dwelling for the purpose of health consulting rooms	Determination of this matter was delegated to the Interim General Manager and the applicant was requested to further address the parking needs of customers to support consideration of approval of the use of consulting rooms.	Administrator, Amanda Chadwick	Nil
8 August 2016	9.2	F2015/02496 - D04307356	Draft Voluntary Planning Agreement 65-71 Cowper Street, Granville	(a) That Council note that no submissions were made during the exhibition of the draft Voluntary Planning Agreement. (b) That Council enter into the Planning Agreement provided at Attachment 1. (c) Further, that the Administrator and Interim General Manager be authorised to execute the Planning Agreement and affix the Common Seal of Council to the Planning Agreement and associated documentation.		Administrator, Amanda Chadwick	Nil

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8 August 2016	9.3	RZ/2/2015 - D04309901	Planning Proposal 264-268 Pennant Hills Road, Carlingford	<p>(a) That Council endorse the Planning Proposal prepared for 264-268 Pennant Hills Road, Carlingford, provided at Attachment 1 for submission to the Department of Planning and Environment for Gateway Determination, subject to the following condition:</p> <p>(i) the provision of additional studies to be undertaken by the applicant with other adjoining land owners (as outlined in their letter dated 11 July 2016) to address the matters raised by Council in the report of 14 June 2016.</p> <p>(b) That the applicant be advised that whilst the Planning Proposal may proceed to gateway determination with a maximum floor space ratio of 1.2:1 and a maximum building height of up to 29m, (as shown in the planning proposal at Attachment 1), that these are the maximum potential height and FSR and these may decrease once the additional studies are completed and fully assessed by Council.</p> <p>(c) That Council commence negotiations for a Voluntary Planning Agreement (VPA) with the land owner, potentially in conjunction with the adjoining land owner/s, in relation to the Planning Proposal.</p> <p>(d) That any VPA be in addition to Section 94A development contributions payable in conjunction with the future redevelopment of the site.</p> <p>(e) That delegated authority be given to the Interim General Manager to negotiate and prepare the draft on behalf of Council and that the draft VPA be reported to Council prior to its public exhibition.</p>		Administrator, Amanda Chadwick	Nil

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				<p>(f) That Council consider a report on a Site Specific DCP for the subject site prior to its public exhibition.</p> <p>(g) That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the planning amendment process.</p> <p>(h) Further, that Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal.</p>			
8 August 2016	9.4	RZ/22/2015 - D04325158	Planning Proposal for land at 189 Macquarie Street, Parramatta	<p>(a) That Council considers the independent planning assessment report and recommendation contained at Attachment 1.</p> <p>(b) That Council endorses the planning proposal at Attachment 2 that seeks to make the following site specific amendments to the Parramatta Local Environmental Plan 2011;</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase the maximum floorspace on the site from 36,000m² (6.9:1) to 60,000m² (11.5:1) & <input type="checkbox"/> Increase the maximum building height on the site from 91.3m to 167m <p>and forward it to the Department of Planning and Environment for Gateway determination.</p> <p>(c) That subject to Gateway determination the Planning Proposal be publicly exhibited for 28 days.</p> <p>(d) That the Interim General Manager advise the NSW Department of Planning and Environment that the Interim General Manager will not be exercising the plan-making</p>		Administrator, Amanda Chadwick	Nil

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				<p>delegations for this planning proposal as authorised by Council on 26 November 2012 given that Council is the owner of the site.</p> <p>(e) That Council authorise the Interim General Manager to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit.</p> <p>(f) That the outcome of the VPA negotiations be reported back to Council.</p> <p>(g) Further, that Council authorise the Interim General Manager to make any minor amendments and corrections to the planning proposal of an administrative and non-policy nature that may arise during the plan making process.</p>			
8 August 2016	9.5	RZ/12/2015 - D04323222	Planning proposal for land at 18-22A Hunter St and 23-29 Macquarie St, Parramatta	<p>(a) That prior to the planning proposal being forwarded to the Department of Planning and Environment for gateway determination the applicant submit documentation indicating the Commonwealth Government's position on this proposal.</p> <p>(b) That Council authorises the Interim General Manager to forward the planning proposal at Attachment 1 to the Department of Planning and Environment upon the receipt of confirmation that the Commonwealth Government raises no objection to the proposal proceeding. Noting that the planning proposal seeks to make the following site specific amendments to PLEP 2011:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increase the maximum floor space ratio from part 0.6:1, part 3:1 and part 6:1 to 10:1 <input type="checkbox"/> Increase the maximum height of buildings from 7m and 54m to 120m <input type="checkbox"/> Insert a site specific clause restricting the maximum permissible floor plate of a tower on the site to 		Administrator, Amanda Chadwick	Nil

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				800m². (c) That when submitting the planning proposal in accordance with (b) above, Council advises the NSW Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012. (d) That should a gateway determination be issued; - □ The applicant will be requested to submit a site specific Development Control Plan (DCP) to be exhibited in conjunction with the planning proposal – subject to the DCP being endorsed by Council for public exhibition □ Council authorises the Interim General Manager to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit, which recognises the value uplift of the planning proposal. (e) Further, that Council authorises the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the planning proposal, DCP and VPA amendment process.			
8 August 2016	9.6	RZ/1/2016 - D04252446	Draft Structure Plan for 38-40, 42 & 42A Wharf Road, Melrose Park	(a) That consideration of this matter be deferred to the next Council Meeting. (b) Further, that in the meantime, the various landowners that had presented during Public Forum are encouraged to meet to discuss their ability to pursue a single structure plan for the entire precinct or alternative solution and a report be provided to Council on the outcome of this.		Administrator, Amanda Chadwick	Nil

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22 August 2016	7.1	RZ/1/2016 - D04347935	Draft Structure Plan for 38-40, 42 & 42A Wharf Road, Melrose Park	<p>(a) That the Melrose Park precinct be subject to two Structure Plans - a Northern Structure Plan and a Southern Structure Plan and that the Employment Lands Strategy be amended accordingly. The Northern Structure Plan will include land bordered by Victoria Road, Wharf Road, Hope Street and Hughes Avenue (as submitted by PAYCE) and a Southern Structure Plan to include land bordered by Hope Street, Wharf Road, Parramatta River and Atkins Road to be prepared by Council in consultation with relevant landowners.</p> <p>(b) That the Draft Northern Structure Plan documentation (PAYCE) be amended to reflect the 21 July 2016 Draft Northern Structure Plan submitted by PAYCE subject to removal of the left in/left out access to Victoria Road as raised by Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) prior to public exhibition.</p> <p>(c) That Council's Structure Plan Principles document (July 2016) also be amended in light of comments raised by TfNSW and RMS as detailed in (b) and inclusion of the linear park/landscaped strip along the entire length of Wharf Road.</p> <p>(d) That Council publicly exhibit the draft Northern Structure Plan. As part of the exhibition documentation, supporting studies submitted by PAYCE with their Planning Proposal will be made available but they will be clearly marked to indicate that they are for information purposes only and are not formally on exhibition. Notes will be placed on these supporting documents to advise that they will be subject to change depending on the final draft Northern Structure Plan adopted.</p>		Administrator, Amanda Chadwick	Nil

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				(e) That the residential zoned lots along the eastern side of Hughes Street be retained in the Structure Plan and that these landowners be advised during the consultation on the draft Northern Structure Plan that there is potential to retain the existing R2 Low Density Residential Zone or rezone these sites to either R4 High Density Residential or R3 Medium Density Residential. Feedback from the landowners and property owners on the opposite (east) side of Hughes Street will be reported to Council post exhibition to allow Council to determine whether these sites should remain in the Northern Structure Plan.			
				(f) That a Southern Structure Plan proceed and that should the landowners (or a group of landowners) wish to proceed in the short term that Council would be happy to proceed with a developer led Southern Structure Plan. Should the landowners wish to proceed Council would provide support to this process including assisting with consultation with other landowners.			
				(g) That all owners of properties north and south of Hope Street be advised that they will be required to be involved in a process to establish an arrangement to determine an appropriate level of infrastructure funding and delivery for the precinct prior to any rezoning of their land.			
				(h) Further, that the Council Employment Lands Study be amended to reflect the recommendation of this report in relation to the recommendation to proceed with a Northern Structure Plan and Southern Structure Plan for the Melrose Park Industrial precinct.			

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
22 August 2016	7.2	F2016/02199 - D04324411	Voluntary Planning Agreement: 2 Macquarie Street, Parramatta	<p>(a) That Council note that no submissions were made during the exhibition of the draft Voluntary Planning Agreement.</p> <p>(b) That Council enter into the draft Planning Agreement provided at Attachment 1 to deliver a \$500,000 contribution toward a childcare facility and \$1,000,000 toward a community infrastructure project.</p> <p>(c) That the Interim General Manager be authorised to work with the applicant to determine the final 'childcare facility' and 'community infrastructure project/s' towards which the contributions will be utilised, subject to the criteria that the chosen 'childcare facility' and 'community infrastructure project/s' service the Parramatta CBD and its community.</p> <p>(d) Further, that the Interim General Manager be authorised to execute the Planning Agreement and affix the Common Seal of Council to the Planning Agreement and associated documentation in the presence of the Administrator.</p>		Administrator, Amanda Chadwick	Nil
22 August 2016	7.3	F2015/01836 - D04337747	Planning Proposal – 12-20 Dixon Street, Parramatta	<p>(a) That Council not continue with the assessment of the Planning Proposal application RZ/10/2014 relating to land at 12-20 Dixon Street, Parramatta, and that the matter not proceed to gateway determination for the following reasons:-</p> <ol style="list-style-type: none"> 1. The proponent has failed to provide the necessary information required to assess the Planning Proposal; and 2. The progression of the draft Parramatta CBD Planning Proposal provides the necessary framework for planning controls for the area in which the land is located. <p>(b) Further, that the land owners be advised of Council's decision.</p>		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
22 August 2016	7.4	F2015/01836 - D04337611	Voluntary Planning Agreement - 158-164 Hawkesbury Road and 2A Darcy Road, Westmead	That Council note the withdrawal of the Voluntary Planning Agreement offer relating to land at 158-164 Hawkesbury Road and 2A Darcy Road Westmead, to undertake works in lieu of payment of Section 94A development contributions.		Administrator, Amanda Chadwick	Nil
22 August 2016	7.5	F2016/02684 - D04263517	Voluntary Planning Agreement - Lots 11 and 12 DP270778, Wentworth Point	<p>(a) That Council note that it has received a draft Voluntary Planning Agreement (VPA) Offer from the applicant of Lots 11 and 12, DP270778, Wentworth Point, in relation to a Section 96(2) Modification Application.</p> <p>(b) That Council proceed with negotiations on a draft VPA with the applicant in relation to the Modification Application at Lots 11 and 12, DP270778, Wentworth Point on the basis that any contribution in a VPA offer would be in addition to Section 94A contributions payable for the development.</p> <p>(c) Further, that delegated authority be given to the Interim General Manager to negotiate the VPA on behalf of Council and that the outcome of the negotiations be reported back to Council prior to the public exhibition of draft VPA.</p>		Administrator, Amanda Chadwick	Nil
22 August 2016	7.6	RZ/6/2010 - D04324864	Draft Deed of Acknowledgement and Variation of Planning Agreement, 2 - 8 River Road West, Parramatta	<p>(a) That Council note that no submissions were made during the exhibition of the draft Deed of Acknowledgment and Variation of Planning Agreement.</p> <p>(b) That Council enter into the draft Deed of Acknowledgment and Variation of Planning Agreement provided at Attachment 1.</p>		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				(c) Further, that the Interim General Manager be authorised to execute the draft Deed of Acknowledgment and Variation of Planning Agreement and affix the Common Seal of Council to the Deed and associated documentation in the presence of the Administrator.			
12 September 2016	8.1	F2009/00431 - D04358876	Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013 and SEPP 1	That the report be received and noted.		Administrator, Amanda Chadwick	Nil
12 September 2016	8.2	F2016/02245 - D04368396	Endorsement of a draft Planning Proposal to separate the Planning Controls in The Hills Local Environmental Plan 2012 into two new plans based on the new LGA boundaries	That Council endorse the Planning Proposal (as drafted by The Hills Shire Council, and included at Attachment 1) to amend The Hills Local Environmental Plan 2012 to create two new LEPs and map sets based on the new boundary between the two Councils. This endorsement will allow forwarding of the Planning Proposal to the Department of Planning & Environment for Gateway Determination.		Administrator, Amanda Chadwick	Nil
12 September 2016	8.3	F2013/02004 - D04375022	Parramatta CBD Planning Strategy - Planning Investigation Areas	That Council approve the technical work required to be undertaken for the three Planning Investigation Areas identified in the Parramatta CBD Planning Strategy be deferred, pending the completion of the public exhibition of the Parramatta CBD		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				Planning Proposal for the following reasons: (a) the completion of planning decisions relating to the Parramatta CBD Planning Proposal requires focus of resources and will provide certainty around the future housing and job capacity and infrastructure provision and therefore impact on the need to investigate potential expansion of the Parramatta CBD. These decisions include the release of the draft Central West District Plan, the Parramatta CBD Strategic Transport Study, Gateway Determination and public exhibition of the planning proposal; and (b) To ensure that the consideration of any further expansion of the Parramatta CBD to accommodate additional housing and jobs is carefully assessed by Council in the context of the decisions outlined in (a) so to ensure that the existing development potential of land within the existing Parramatta CBD is not undermined and is in line with proposed infrastructure investment.			
12 September 2016	8.4	RZ/27/2014 - D04376453	Assessment of Draft DCP & Draft VPA: Land on the corner of Parramatta Road, Good Street and Cowper Street, Granville	(a) That Council endorse the Draft Development Control Plan (DCP) prepared for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville, as provided at Attachment 1, for the purpose of public exhibition. (b) That the Draft DCP be placed on public exhibition concurrently with the Planning Proposal for the site for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council.	Administrator, Amanda Chadwick	Nil	

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				<p>(c) That Council write to the applicant advising that the most recent discussions about the content of the Draft VPA have been encouraging and that Council would like to continue those discussions to see whether an agreement can be reached on an offer that in the opinion of Council better addresses the future infrastructure demands and other needs of the community as identified in the Draft Parramatta Road Urban Transformation Strategy.</p> <p>(d) That Council authorise the Interim General Manager to continue the Draft VPA negotiation process and endorse the final agreement if it achieves, in his opinion, infrastructure provision commensurate with the additional community needs arising from development under the Draft Parramatta Road Urban Transformation Strategy.</p> <p>(e) That Council authorise the Interim General Manager to finalise the drafting of the VPA for the purposes of public exhibition which may occur separately from the exhibition of the Planning Proposal and Draft DCP discussed above.</p> <p>(f) Further, that Council authorise the Interim General Manager to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal, Draft DCP and VPA documentation that may arise during the amendment processes.</p>			
12 September 2016	8.8	F2016/03076 - D04390146	Voluntary Planning Agreement - Dedication of Wentworth Point Community Facility and Library	(a) That Council note that on 7 July 2015, Auburn City Council and Fairmead Business Pty Ltd (ABN 76 069 006426) entered into a Voluntary Planning Agreement under Section 93F of the Environmental Planning and Assessment Act 1979 in respect the development described in Auburn City Council DA296/2014.		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				<p>(b) That Council note that on and from 12 May 2016, pursuant to the Local Government (City of Parramatta and Cumberland) Proclamation 2016, City of Parramatta Council replaced Auburn City Council as a party to the Voluntary Planning Agreement.</p> <p>(c) That Council execute and affix the Common Seal of Council to all necessary documents required to implement the Planning Agreement, including documentation required by NSW Land and Property Information to transfer the land comprising the public library facility, community facility and forecourt into the name of City of Parramatta Council in accordance with the terms of the Planning Agreement provided that Fairmead Business Pty Ltd (ABN 76 069 006426) or any subsequent owner of the land the subject of the Planning Agreement has complied with all relevant obligations under the Voluntary Planning Agreement to the satisfaction of City of Parramatta Council's Interim General Manager (including that all works and deliverables have been performed and provided in accordance with the requirements of the Voluntary Planning Agreement).</p> <p>(d) Further, that Council grant delegated authority to the Interim General Manager to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the finalisation and delivery of the items within the Voluntary Planning Agreement.</p>			
26 September 2016	8.1	F2016/02982 - D04371106	Post Exhibition Report on the Hornsby Development	(a) That Council write a submission to Hornsby Shire Council raising no objection to the finalisation of the housekeeping amendments to the Hornsby Development Control Plan 2013, subject to revisions as discussed within		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
			Control Plan Housekeeping Amendment 2015	<p>this report.</p> <p>(b) Further, that consistent with Council's adopted Operational Plan 2016/2017, Council undertake a Transport Strategy for Epping that focuses on developing transportation options to respond to the growing development in Epping and that traffic management amendments proposed for the Hornsby Development Control Plan be considered as part of this strategy.</p>			
26 September 2016	8.2	NCA/23/2010 - D04396414	330 Church Street, Parramatta	Amendment to Voluntary Planning Agreement	<p>(a) That Council endorse the matters for inclusion in a draft deed of amendment to an existing VPA in relation to proposed amendments to a mixed use development at 330 Church Street, Parramatta as shown in Attachment 1.</p> <p>(b) That the draft deed of amendment that seeks to amend the VPA be publicly exhibited in accordance with Council's Planning Agreements Policy.</p> <p>(c) That the outcomes of the public exhibition of the draft deed of amendment to the VPA be reported back to Council.</p> <p>(d) Further, that delegated authority be given to the</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					Interim General Manager to negotiate minor amendments to the draft deed of variation if required.		
26 September 2016	8.12	DA/362/2014 - D04389037	In favour of 43 Dandarbong Avenue, Carlingford	Proposed Drainage Easement	<p>(a) That Council resolve to create an easement for drainage over Council land (being Lot 7 in DP 29078) in favour of the property at 43 Dandarbong Ave, Carlingford on the terms stated in this report;</p> <p>(b) That authority is delegated to the Interim General Manager to sign all documents (other than any document which must be signed under common seal) in connection with this matter; and</p> <p>(c) Further, that the Administrator and Interim General Manager be authorised to execute under common seal, if required, plans of subdivision, plans of easement, Section 88B instrument, transfer</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					granting easement and deed of agreement for the creation of the new easement.		
10 October 2016	8.1	RZ/22/2014 - D04302076	122 Wigram Street, Harris Park	Outcome of Voluntary Planning Agreement negotiations	<p>(a) That Council endorse the matters for inclusion in a draft Voluntary Planning Agreement (VPA) as shown in Attachment 4, in relation to a planning proposal to increase the maximum floor space ratio at 122 Wigram Street, Harris Park, also known as 12a Parkes Street, Parramatta, for the purposes of public exhibition.</p> <p>(b) That the VPA only progresses to public exhibition if the Gateway Review is successful and the applicant is able to achieve an FSR in excess of 6:1. If the gateway review is unsuccessful the planning proposal will be exhibited without a draft VPA.</p> <p>(c) That delegated authority be given to the Interim General</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>Manager of Council to finalise the draft VPA documentation required for public exhibition on behalf of Council.</p> <p>(d) Further, that the outcomes of the public exhibition of the draft VPA be reported back to Council.</p>		
10 October 2016	8.2	DA/313/2016 - D04408541	In favour of 10 Skenes Ave, Eastwood	Proposed Drainage Easement	<p>(a) That Council resolve to create an easement for drainage over Council land (being Lot B in DP 27868 & Lot 11 in DP 533210) in favour of the property at 10 Skenes Ave, Eastwood (being Lot 7 in DP 27868) on the terms stated in this report;</p> <p>(b) That authority is delegated to the Interim General Manager to sign all documents (other than any document which must be signed under common seal) in connection with this matter; and</p> <p>(c) Further, that the</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					Administrator and Interim General Manager be authorised to execute under common seal, if required, plans of subdivision, plans of easement, Section 88B Instrument, transfer granting easement and deed of agreement for the creation of the new easement.		
10 October 2016	8.3	DA/526/2015 - D04409237	In favour of 35 Park Road, Rydalmere	Proposed Drainage Easement	<p>(a) That Council resolve to create an easement for drainage (over an existing line of easement) over Council land (being Lot 1 in DP 31350) in favour of the property at 35 Park Road, Rydalmere (being Lot 6 in DP 16517) on the terms stated in this report.</p> <p>(b) That authority is delegated to the Interim General Manager to sign all documents (other than any document which must be signed under common seal) in connection with this matter; and</p> <p>(c) Further, that the</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					Administrator and Interim General Manager be authorised to execute under common seal, if required, plans of subdivision, plans of easement, Section 88 Instrument, transfer granting easement and deed of agreement for the creation of the new easement.		
10 October 2016	8.5	F2016/02304 - D04405039	2-14 Thallon Street and 7-13 Jenkins Road, Carlingford	Deed of Amendment to a Voluntary Planning Agreement	<p>(a) That Council endorse the matters for inclusion in the draft Deed of Amendment to the existing VPA in relation to the mixed use development at 2-14 Thallon Street and 7-13 Jenkins Road, Carlingford, for the purposes of public exhibition.</p> <p>(b) That the draft Deed of Amendment that proposes to modify the VPA relating to the development at 2-14 Thallon Street and 7-13 Jenkins Road, Carlingford, included as Attachment 1 be publicly exhibited in accordance with Council's</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>Planning Agreements Policy.</p> <p>(c) That the outcome of the public exhibition of the draft Deed of Amendment to the VPA be reported back to Council.</p> <p>(d) That delegated authority be given to the Interim General Manager to negotiate minor amendments to the draft Deed of Amendment and associated documents if required.</p> <p>(e) That in order to determine how the \$253,000 which will now be paid to Council will be utilised, Council shall undertake a review of traffic arrangements in the Carlingford precinct surrounding the existing train station to determine the appropriate works required and these funds should be spent on these works. The timing of this traffic review will depend on the progress of the State Government's Light Rail Project as the</p>		

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>traffic review should be incorporated with (if possible) or informed by the traffic review that will be undertaken as part of the replacement of the existing heavy rail line with the proposed light rail system.</p> <p>(f) Further, that the timing of the traffic review referred to in (e) above, be revisited in December 2017 to ensure that the timing remains appropriate or if the work can be brought forward.</p>		
10 October 2016	8.6	F2013/01440 - D04413756	Housekeeping Amendment 2 - Parramatta LEP 2011	<p>(a) That Council notes the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 September 2016 at Attachment A and its recommendation at Attachment B which endorses the progress of the planning proposal.</p> <p>(b) That Council endorse the planning proposal provided at Attachment C subject to any reference to the listing of Our Lady of Lebanon Maronite Church, 40-46 Alice Street, Harris Park being removed from the planning proposal; and forwards it to the NSW Department of Planning and Environment for a Gateway Determination.</p> <p>(c) That Council advise the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.</p>		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				<p>(d) That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-amendment process.</p> <p>(e) Further, that Council forward a copy of the Local Environmental Plan (LEP) Housekeeping Amendments relating to the former Woodville Ward, including all supporting documentation, to Cumberland Council for processing.</p>			
10 October 2016	8.7	DA/436/2016 - D04418706	Parramatta Square	Voluntary Planning Agreement	<p>(a) That Council proceed with negotiations for a Voluntary Planning Agreement (VPA) to be made in lieu of payment of Section 94A development contributions applicable to the Development Application for 4 and 6 Parramatta Square (ref DA/436/2016).</p> <p>(b) That Council grant delegated authority to the Interim General Manager to negotiate a VPA on behalf of Council.</p> <p>(c) Further, that the VPA be reported back to Council with a recommendation on whether the draft VPA</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					should proceed to public exhibition.		
14 November 2016	8.1	F2009/00431 - D04462026	Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013 and SEPP 1	That the report be received and noted .		Administrator, Amanda Chadwick	Nil
14 November 2016	8.2	RZ/19/2015 - D04390617	11-13 Aird Street, Parramatta	Voluntary Planning Agreement	(a) That Council note that no submissions were made during the exhibition of the draft Voluntary Planning Agreement. (b) That Council enter into the draft Planning Agreement provided at Attachment 1 to deliver a \$709,050 contribution toward public works. (c) That delegation be given to the Interim General Manager to determine appropriate public works within the vicinity of 11-13 Aird Street, Parramatta to be delivered under this	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>Voluntary Planning Agreement.</p> <p>(d) That the Interim General Manager be authorised to execute the Planning Agreement and affix the Common Seal of Council to the Planning Agreement and associated documentation in the presence of the Administrator.</p> <p>(e) Further, that the Planning Proposal only be sent to the Department of Planning and Environment for gazettal once the Voluntary Planning Agreement for this site has been finalised and signed by all parties.</p>		
14 November 2016	8.3	RZ/7/2014 - D04433395	184-188 George Street, Parramatta	Further Report on Voluntary Planning Agreement	<p>(a) That Council endorse, in principle, the draft Voluntary Planning Agreement (VPA) offer dated 12 October 2016 to provide a \$1 million cash contribution and a 3m</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>wide through-site-link via an easement, in lieu of two VPA offers previously considered by Council at its meeting of 29 March 2016, in relation to 184-188 George Street, Parramatta.</p> <p>(b) That any VPA be in addition to Section 94A development contributions payable in conjunction with the future development of the site.</p> <p>(c) That Council note its preference for the monetary contribution to be paid prior to the issue of the first construction certificate relating to the development of the land; and that the through site link easement for access be provided (as practicable) prior to the issue of the first occupation certificate relating to the development of the land.</p> <p>(d) That if necessary, an</p>		

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>easement for support also be provided in conjunction with the easement for access.</p> <p>(e) That Council authorise the Interim General Manager to prepare a draft VPA and Explanatory Note, in line with the letter of offer dated 12 October 2016, and recommendations (b), (c), and (d) above for public exhibition purposes.</p> <p>(f) That the draft VPA and associated documentation be placed on public exhibition for a minimum period of 28 days.</p> <p>(g) That the outcomes of the public exhibition be reported back to Council.</p> <p>(h) That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise</p>		

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>during planning agreement process.</p> <p>(i) Further, that should Council not support the VPA offer dated 12 October 2016, that the Planning Proposal and draft Development Control Plan relating to land at 184-188 George Street, Parramatta be publicly exhibited separately to the draft VPA.</p>		
14 November 2016	8.4	RZ/8/2016 - D04463309	15, 17, and 19 Berry Street, Clyde	Planning Proposal	<p>(a) That Council considers the reports that were submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 September 2016 (Attachment A) and its recommendation (Attachment B); and subsequently on 18 October 2016 (Attachment C) and its recommendation (Attachment D) which does not support the progression of the Planning Proposal for the land at 15, 17, and 19 Berry Street, Clyde.</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>(b) That Council not support the Planning Proposal for the land at 15, 17, and 19 Berry Street, Clyde which seeks to rezone the land from IN1 General Industrial to B4 Mixed Use and increase the height and floor space ratio controls under the provisions of the Parramatta Local Environmental Plan 2011 for the following reasons:</p> <p>I. Loss of employment lands</p> <p>II. Inconsistency with the strategic planning framework</p> <p>III. Land use conflicts and site constraints which make the site not suitable for the proposed residential development.</p> <p>(c) Further, that the Employment Lands Strategy in relation to Precinct 14 - Clyde for the land south of the M4 be updated (in response to the 11 July 2016 resolution of Council</p>		

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					which deferred a decision on Precinct 14 until the Planning Proposal for the land at 15, 17 and 19 Berry Street was considered by Council) to reflect the existing IN1 General Industrial zone which is the recommendation of the exhibited version of the Employment Lands Strategy (December-February 2016) and also the Greater Sydney Commission District Plan when available.		
14 November 2016	8.6	F2016/02248 - D04433408	Development Contribution Plans relating to the former Hills LGA land	(a) That the existing <i>Section 94 Contributions Plan - Carlingford Precinct</i> (also referred to as <i>Contribution Plan No. 14</i>) remain in force but that the Plan be rebranded with City of Parramatta Council logo, and an Explanatory Note be prepared to accompany the Plan to identify the City of Parramatta Council as the relevant planning authority. (b) That Council endorse the <i>Draft City of Parramatta Council Section 94A Development Contributions Plan (Former Hills LGA Land)</i> provided at Attachment 1 for the purpose of public exhibition. (c) That <i>Draft City of Parramatta Council Section 94A Development Contributions Plan (Former Hills LGA Land)</i> ,		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				<p>be placed on public exhibition for a minimum period of 28 days.</p> <p>(d) That a report be put to Council on the outcome of the public exhibition.</p> <p>(e) That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during plan making process.</p> <p>(f) Further, that a plain English Question and Answer style document be prepared to explain the changes in the developer contributions as a result of the new proposed contributions plan and that subject to the endorsement of the document by the Interim CEO that it be placed on public exhibition with the Draft Contributions plan discussed in (b) above.</p>			
14 November 2016	8.7	F2015/02893 - D04459290	Sydney Olympic Park	Masterplan Review	<p>(a) That the Administrator endorse the response (at Attachment 1) on the Sydney Olympic Park Masterplan 2030 (Review 2016) subject to:</p> <p>1. Amendments to more strongly express Council's concerns about the need to clarify the long term financial implications of the community assets</p>	Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>proposed in the master plan;</p> <p>2. An amendment to incorporate the Masterplan concepts for the Royal Agricultural Society (RAS) site to ensure the plan is a comprehensive view for this region, subject to the RAS being in agreement with this approach.</p> <p>and it be forwarded to the NSW Department of Planning and Environment.</p> <p>(b) That the Administrator authorise the Interim General Manager to make changes to the submission of a minor, non-policy nature and to authorise text additions to reflect the decisions of (a) above and</p> <p>(c) Further, that a copy of the submission also be sent to the Sydney Olympic Park Authority for their information.</p>		

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
14 November 2016	8.9	F2013/02431 - D04473727	Aboriginal Heritage Management	<p>That in relation to Aboriginal heritage management in the Parramatta Development Control Plan (DCP) as it applies to the former Parramatta City Council local government area:</p> <ol style="list-style-type: none">the proposed amendments to Parramatta DCP 2011 contained within Attachment 1 (Council report of 24 October 2016 Item 8.1 Update on Heritage Matters) be endorsed by Council and be publicly exhibited along with the <i>Parramatta Aboriginal Cultural Heritage Study Review</i>.the exhibition include consultation with the Aboriginal and Torres Strait Islander Advisory Committee, Darug Reference Panel, relevant local Aboriginal Land Council(s) and Office of Environment and Heritage (OEH).the consultation with the Aboriginal and Torres Strait Islander Advisory Committee, Darug Reference Panel, and relevant local Aboriginal Land Council(s) include discussion on the process for and management of the undertaking of an Aboriginal Oral History Study.stakeholders be consulted on a proposal to have Aboriginal Heritage Management issues dealt with by Council's Heritage Advisor rather than a separate Aboriginal Heritage Advisor being appointed.the consultation with the Office of Environment and Heritage (OEH) include consideration of the need to undertake an audit and seek information to update Council's information and records of Aboriginal sites.Council seeks the concurrence of Cumberland Council to the proposed amendments to Parramatta DCP 2011 prior to public exhibition; anda report be put to Council reporting the outcomes of public exhibition of the proposed amendments to Parramatta DCP		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				2011 and feedback from stakeholders on other issues identified above.			
14 November 2016	8.11	DA/44/2015 - D04448533	15 Woodward Street, Ermington	Variation to Drainage Easement	<p>(a) That Council resolve to vary part of a Drainage Easement 10' Wide (3.05 metres) over Lot 69 DP36449.</p> <p>(b) That the Interim General Manager be given delegation to sign all documents (other than those documents which must be signed under common seal) in connection with this matter.</p> <p>(c) Further, that the Administrator and Interim General Manager be authorised to execute under common seal, if required, Variation of Easement form, sketch plan, plan of subdivision and/or deed of agreement in connection with this matter.</p>	Administrator, Amanda Chadwick	Nil
28 November 2016	8.1	F2013/01667 - D04390611	Boarding Houses in Parramatta LGA	(a) That Council notes the research and analysis conducted in response to the DP&E's request for a feasibility assessment of Council's proposed amendments to the <i>State</i>		Administrator, Amanda Chadwick	Nil

						Voting	
Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
				<p><i>Environmental Planning Policy (Affordable Rental Housing) 2009.</i></p> <p>(b) That Council resolves to:-</p> <p>i. Amend the proposed changes to the <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> to restrict the size of boarding houses on sites smaller than 600m² to a maximum of four (4) bedrooms in the R2 Low Density Residential zone;</p> <p>ii. No longer pursue the proposed changes to the <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> to restrict the size of boarding houses on sites greater than 600m²;</p> <p>iii. Continue to pursue the proposed changes to the <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> to restrict the location of boarding houses in the R2 Low Density Residential zone to avoid concentrations of boarding houses and to ensure they are located in “accessible areas”; according to the following criteria:-</p> <p><i>“Boarding houses not to be located within 100 metres of each other and to be restricted in the R2 zone to “accessible areas” only, which are areas:</i></p> <p><i>1. within 800m of a train station on the Western or Cumberland rail lines; or</i></p> <p><i>2. within 400m of a light rail or bus stop with at least 8 services (1 every 15 minutes) between 7am – 9am and 4.30pm – 6pm (Monday to Friday).”</i></p> <p>iv. Notify the Department of Planning and Environment</p>			

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				<p>of its position requesting the changes to the SEPP to be made to pursue amendments in (i) and (iii) above.</p> <p>(c) Further, that the local Member of Parliament be advised of this decision.</p>			
28 November 2016	8.2	F2013/01179 - D04473741	Parramatta Development Control Plan 2011 - Housekeeping Amendment No.2	<p>(a) That Council resolve to endorse a housekeeping amendment to the Parramatta DCP 2011 that reflects the changes described in Attachment 1.</p> <p>(b) That the endorsed draft DCP amendment be placed on public exhibition for a period of not less than 28 days and the outcomes reported back to Council.</p> <p>(c) That Council endorse the draft '<i>waste management guidelines for new development applications</i>' as provided at Attachment 2 for the purpose of public exhibition and inclusion in PDGP2011.</p> <p>(d) That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.</p> <p>(e) That direct contact be made with those impacted by DCP changes identified as Item 3, 5, 6, 8, in this report when undertaking consultation on the Draft DCP. The direct contact shall be in the form of a letter sent to all affected landowners. Consultation on all other items should seek to target relevant community or industry representative group (example the Heritage Committee should be asked to comment on proposed Heritage related changes) if such a recognised group exists. Where there is no</p>		Administrator, Amanda Chadwick	Nil

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				relevant group consultation should be via an advertisement in local newspapers. (f) Further, that the outcome of all consultation undertaken on the Draft DCP amendments and Waste Management Guidelines shall be reported to Council to allow Council to consider these issues before either policy document comes into force.			
12 December 2016	8.1	F2009/00431 - D04491216	Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013 and SEPP 1	That the report be received and noted .		Administrator, Amanda Chadwick	Nil
12 December 2016	8.2	F2016/02304 - D04477783	2-14 Thallon Street and 7-13 Jenkins Road, Carlingford	Outcome of public exhibition for Deed for Amendment to Voluntary Planning Agreement	(a) That Council note no submissions were made during the exhibition of the draft Deed of Amendment to the Planning Agreement. (b) That Council enter into the draft Deed of Amendment to the Planning Agreement provided at Attachment 2. (c) Further, that the Interim	Administrator, Amanda Chadwick	Nil

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					General Manager be authorised to execute the draft Deed of Amendment to the Planning Agreement and affix the Common Seal of Council to the Deed.		
12 December 2016	8.3	RZ/11/2015 - D04390620	21 & 21A Tucks Road, Toongabbie	Draft Voluntary Planning Agreement (VPA)	<p>(a) That Council endorse, in principle, the draft Voluntary Planning Agreement (VPA) offer dated 23 August 2016 (see Attachment 1) to construct a roundabout at the intersection of Tucks and Fitzwilliam Roads, Toongabbie in association with a Planning Proposal at 21 & 21A Tucks Road, Toongabbie.</p> <p>(b) That any VPA be in addition to Section 94A development contributions payable in conjunction with the future development of the site.</p> <p>(c) That Council note its preference that the roundabout be completed prior to the issue of the first</p>	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>occupation certificate relating to the development of the land.</p> <p>(d) That Council authorise the Interim General Manager to prepare a draft VPA and Explanatory Note, in line with the letter of offer dated 23 August 2016, and recommendations (b) and (c) above, for public exhibition purposes.</p> <p>(e) That Council endorse the draft Development Control Plan (DCP) at Attachment 2 for public exhibition purposes.</p> <p>(f) That Council authorise the Interim General Manager to correct any minor anomalies of a non-policy and administrative nature that may arise during VPA and DCP making process.</p> <p>(g) That the draft VPA, draft DCP and associated documentation be placed on public exhibition concurrently with the</p>		

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					<p>associated Planning Proposal.</p> <p>(h) That the outcomes of the public exhibition be reported back to Council prior to the finalisation of the plan amendments associated with the Planning Proposal, any VPA or site specific DCP.</p> <p>(i) Further, that the Council advise the NSW Member for Seven Hills of Council's decision in relation to the Voluntary Planning Agreement and Draft Development Control Plan and provide details of the public consultation to be undertaken in relation to the Planning Proposal, Draft Development Control Plan and the Draft VPA. A further notification should also be sent at the beginning of the consultation period advising that the consultation process has commenced and the extent of the consultation period.</p>		

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12 December 2016	8.4	RZ/13/2016 - D04427280	470 Church Street, Parramatta	Planning Proposal	<p>(a) That Council considers the report submitted to the Independent Hearing and Assessment Panel (IHAP) on 15 November 2016 at Attachment 1 and its recommendations at Attachment 2, and having considered these Council endorse the planning proposal contained at Attachment 3 for submission to the Department of Planning and Environment with a request that they issue a Gateway Determination.</p> <p>(b) That the applicant's Urban Design Report being updated so that either:</p> <ul style="list-style-type: none"> • With the applicant's agreement, any built form diagram showing 23-27 Harold Street present only the existing built form on the site. • If the applicant is unwilling to amend their Urban Design Report that a note be added beneath relevant 	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>images indicating that the built form shown on 23-27 Harold Street does not have final approval, together with a second note indicating the status update of the planning proposal currently being assessed by Council for 23-27 Harold Street at the commencement of the exhibition of any planning proposal for the subject site.</p> <p>(c) That Council advise the NSW Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.</p> <p>(d) That Council grant delegated authority to the Interim General Manager to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public</p>		

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					<p>benefit, which appropriately recognises the value uplift of the planning proposal.</p> <p>(e) That the outcome of the VPA negotiations be reported to Council prior to exhibition of the draft VPA.</p> <p>(f) That a site specific Development Control Plan (DCP) be prepared and reported to Council. The report will address how the draft DCP responds to the DCP issues identified in the assessment report provided to the IHAP (included at Attachment 1) and in particular discuss the issues identified by the IHAP as part of their recommendation which is discussed in this report.</p> <p>(g) That the planning proposal, VPA and DCP be placed on public exhibition concurrently.</p> <p>(h) Further, that Council grant delegated authority to the Interim General Manager to</p>		

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					correct any minor anomalies of a non-policy and administrative nature that may arise during the planning proposal, DCP and VPA processes.		
19 December 2016	8.1	RZ/21/2014 - D04397335	180 George Street, Parramatta	Draft Voluntary Planning Agreement and site specific Development Control Plan	<p>(a) That Council endorse the draft Development Control Plan (DCP) prepared for land at 180 George Street, Parramatta, as provided at Attachment 1, for the purpose of public exhibition.</p> <p>(b) That a draft Voluntary Planning Agreement (VPA) document be prepared to reflect the terms outlined at Attachment 2 and that the Interim General Manager be delegated authority to resolve issues including;</p> <ul style="list-style-type: none"> • the timing of payment of the monetary contribution; • the terms of the pedestrian easement to ensure it is a genuinely publicly accessible and successful space; • approval process for the design including materials, 	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>lighting and the like.</p> <p>(c) That Council support the applicant's request for a broadening of the land uses able to be included to satisfy the required minimum 1:1 as 'commercial floorspace' and that Council submit a post gateway review with the Department of Planning and Environment on this element of the site specific planning proposal.</p> <p>(d) That delegated authority be given to the Interim General Manager to negotiate and finalise the legal drafting of the VPA on behalf of Council for the purposes of public exhibition.</p> <p>(e) That the draft DCP and draft VPA be placed on public exhibition concurrently with the planning proposal for land at 180 George Street, Parramatta for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council.</p> <p>(f) Further, that Council</p>		

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					authorise the Interim General Manager to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft DCP and VPA documentation that may arise during the finalisation process.		
19 December 2016	8.2	RZ/21/2014 - D04433039	87 Church Street, Parramatta	Voluntary Planning Agreement	<p>(a) That the applicant be advised that:-</p> <ul style="list-style-type: none"> • Preference is that provision be made, in the draft VPA being negotiated for land at 87 Church Street, Parramatta for a pedestrian bridge between the subject site and a site on the opposite side of the Great Western Highway to be integrated into the design of any new development proposed for the subject site; and • That subject to provision for the pedestrian bridge being incorporated into the draft VPA the 	Administrator, Amanda Chadwick	Nil

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Council Meeting Date	Item No.	DA/Ref No.	Address/Subject	Description	Resolution	For	Against
					<p>monetary component specified in the draft letter of offer detailed in Attachment 1 is accepted in principle.</p> <p>(b) That the Roads and Maritime Services (RMS) and owners of the subject site (who it is also noted own the former Heartland Holden site opposite the subject site) be advised that:-</p> <ul style="list-style-type: none"> • Council supports in principle the Joint Regional Planning Panel's proposal to promote pedestrian connectivity but question whether a pedestrian bridge is necessary. • Council is willing to incorporate where appropriate controls in planning policies and Voluntary Planning Agreements to help put in place mechanisms to assist in the delivery of the bridge. • However, Council does not accept any responsibility for funding, 		

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					<p>managing the construction or maintenance of the bridge. Any funding and construction arrangements must be resolved between the RMS and the landowner.</p> <p>(c) That delegated authority be given to the Interim General Manager to negotiate and finalise the legal drafting of the VPA on behalf of Council and to endorse the draft VPA for public exhibition subject to the draft VPA complying with (a) above.</p> <p>(d) Further, that the draft VPA be placed on public exhibition concurrently with the planning proposal for 87 Church Street and 6 Great Western Highway, Parramatta and that a report be put to Council advising the outcome of the public exhibition of the draft VPA before final endorsement.</p>		

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19 December 2016	8.3	RZ/13/2014 – D04525176	2-10 Phillip Street, Parramatta	Voluntary Planning Agreement	<p>(a) That the contents of the letter of offer be endorsed and a draft Voluntary Planning Agreement (VPA) be prepared for land at 2-10 Phillip Street, Parramatta to ensure the value of the VPA is no less than that outlined in the letter of offer at Attachment 1.</p> <p>(b) That delegated authority be given to the Interim General Manager to negotiate and finalise the legal drafting of the VPA on behalf of Council for the purposes of public exhibition.</p> <p>(c) Further, that the VPA be placed on public exhibition concurrently with the planning proposal for 2-10 Phillip Street, Parramatta and that a report be provided to Council advising the outcome of the public exhibition of the draft VPA before final consideration of the VPA.</p>	Administrator, Amanda Chadwick	Nil

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19 December 2016	8.4	RZ/21/2015 - D04525295	20-22 Macquarie Street, Parramatta	Planning Proposal	<p>(a) That Council considers the reports that were submitted to the Independent Hearing and Assessment Panel (IHAP) on 6 December 2016 (Attachment 1) and its recommendation (Attachment 2) which supports the progression of the Planning Proposal for the land at 20 Macquarie Street Parramatta.</p> <p>(b) That Council endorses the Planning Proposal (which is included as part of Attachment 1) subject to it being modified as follows:</p> <ul style="list-style-type: none"> • Provide an increase in FSR from 4:1 to 10:1 and an increase in height from 36 metres so not to result in any additional overshadowing of the public domain within Parramatta Square as defined in Figure 4.3.3.7.3 Parramatta Development Control Plan 2011 between 12pm and 2pm throughout the year and enable 	Administrator, Amanda Chadwick	Nil

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					<p>compliance with State Environmental Planning Policy 65 Apartment Design Guide;</p> <ul style="list-style-type: none"> The FSR is exclusive of design excellence and comprises a minimum of 1:1 commercial floorspace. A height to be determined by the lodgement of a reference design as described in (c) and (d) below. <p>(c) That the applicant provides a revised reference design, demonstrating compliance Item (b) above.</p> <p>(d) That the Interim General Manager be delegated responsibility to consider the reference design provided by the applicant and determine the exact height that will be included in the Planning Proposal prior to it being forwarded to the Department of Planning</p>		

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					<p>and Environment seeking a Gateway determination.</p> <p>(e) That if the reference design proposes a height greater than 156AHD the reference design will need to be supported by an Aeronautical Study to address the relevant Section 117 Direction prior to submission of the Planning Proposal to the Department of Planning and Environment.</p> <p>(f) That Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on the basis that any draft VPA entered into would be in addition to S94A Development Contributions.</p> <p>(g) That delegated authority be given to the Interim General Manager to negotiate the draft VPA on behalf of Council and that the outcome of negotiations be reported</p>		

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					<p>back to Council prior to its public exhibition.</p> <p>(h) That Council advises the Department of Planning and Environment that the Interim General Manager will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.</p> <p>(i) That a site specific Development Control Plan (DCP) be prepared and reported to Council.</p> <p>(j) Further, that the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.</p>		
19 December 2016	8.5	RZ/20/2016 - D04525315	153 Macquarie Street and Part 1a Civic PI, Parramatta	Planning Proposal	<p>(a) That Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 6 December 2016 (Attachment 1) and the panel's recommendation (Attachment 2) which</p>	Administrator, Amanda Chadwick	Nil

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					<p>supports the progression of the Planning Proposal for the land at 153 Macquarie Street and Part 1a Civic Place Parramatta.</p> <p>(b) That Council consider the independent planner's assessment report and recommendation contained at Attachment 3.</p> <p>(c) That Council endorses the planning proposal at Attachment 4 that seeks to make the following site specific amendments to the Parramatta Local Environmental Plan 2011:</p> <ul style="list-style-type: none"> • Increase the maximum floorspace from 8:1 to allow up to 46,200m² Gross Floor Area (10.19:1) on the site • Remove the current maximum building height (54m) on the site and allow the height to be determined by PLEP 2011 Clause 7.4 solar access provisions 		

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					<p>and forward it to the Department of Planning and Environment for Gateway determination.</p> <p>(d) That subject to Gateway Determination the Planning Proposal be publicly exhibited for 28 days.</p> <p>(e) That the Interim General Manager advise the NSW Department of Planning and Environment that the Interim General Manager will not be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012 given that Council is the owner of the site.</p> <p>(f) Further, that Council authorise the Interim General Manager to make any minor amendments and corrections to the planning proposal of an administrative and non-policy nature that may arise during the plan making process.</p>		

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