

The Panel believes that they cannot make an informed decision at this time and to proceed on the basis of staff recommendation could result in the planning controls for the site being an anomaly, if the CBD planning proposal does not proceed to be adopted in its current form.

6.3        SUBJECT        Planning Proposal for land at 22 Noller Parade,  
                                 Parramatta  
REFERENCE    RZ/15/2018 - D06944199  
REPORT OF    Project Officer Land Use

The Panel considered the matter listed as Item 6.3, attachments to Item 6.3 and the matters observed at the site inspection.

#### PUBLIC FORUM

- Kristy Hodgkinson on behalf of the applicant.
- Peter Israel on behalf of the applicant.

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#### DETERMINATION

**That** the Parramatta Local Planning Panel provides the following advice and recommendation to the Council:

- (a) **That** Council endorse the Planning Proposal for land at 22 Noller Parade, Parramatta which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
  - 1 Rezoning the land from R2 Low Density Residential to R4 High Density Residential
  - 2 Increasing the Maximum Height of Building control from RL14.00 to 17m
  - 3 Including a Maximum Floor Space Ratio control of 1.5:1.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment for a Gateway Determination.
- (c) **That** the CEO be authorised to negotiate a Voluntary Planning Agreement on behalf of Council to the land value of 50% of the value uplift as per Council's Planning Agreements Policy 2018 in addition to any development contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent exhibition with the Planning Proposal.
- (d) **That** Council advises the Department of Planning, Industry and Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (e) **Further, that** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

The decision of the Panel was unanimous.

## REASONS FOR THE DECISION

The Panel supports the findings contained in the assessment report and endorses the reasons for approval contained in that report.

- 6.4      SUBJECT      Post Exhibition Outcome - Planning Proposal and draft site-specific Development Control Plan for 10 Valentine Avenue, Parramatta
- REFERENCE   RZ/6/2018 - D06973117
- REPORT OF   Project Officer-Land Use Planning

The Panel considered the matter listed as Item 6.4, attachments to Item 6.4 and the matters observed at the site inspection.

### PUBLIC FORUM

- Sandra Robinson on behalf of the applicant.

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## DETERMINATION

**That** the Parramatta Local Planning Panel provides the following advice and recommendation to the Council:

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal and draft site-specific Development Control Plan.
- (b) **That** Council endorse the Planning Proposal provided at **Attachment 1** which seeks to:
  - Increase the maximum height of buildings from 54 metres (approximately 16 storeys) to 130 metres (approximately 29 storeys) and maximum floor space ratio from 6:1 to 10:1;
  - Include a site-specific clause that exempts office premises from the Floor Space Ratio calculation;
  - Include a site-specific clause that applies the maximum car parking rates recommended under the CBD Strategic Transport Study, consistent with Council's resolution of 10 April 2017;
  - Include a site-specific clause that prohibits the subdivision of the aboveground car parking.and forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation.
- (c) **That** Council not proceed with the draft site-specific DCP at **Attachment 2** for the reasons outlined in this report.
- (e) **Further, that** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and