

- Rezone the sites from R3 Medium Density Residential to R4 High Density Residential;
 - Amend the maximum height of buildings control from 12 metres to 11 metres; and
 - Apply a floor space ratio control of 0.8:1, noting there is no existing FSR control for the sites.
- (b) **That** Council not prepare a masterplan for the Rockleigh Park Precinct sites that any redevelopment under the proposed R3 Medium Density Residential instead be assessed against the relevant Hornsby Development Control Plan (DCP) 2013.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request the issuing of a Gateway Determination.
- (d) **That** Council advises the Department of Planning, Industry and Environment that the Chief Executive Officer will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (e) **That** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.
- (f) **Further, that** Council note the Local Planning Panel's advice provided at **Attachment 2** is consistent with the Council Officer's recommendation.

DIVISION The result being:-

AYES: Clrs Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter

NOES: Nil

18.7 SUBJECT FOR APPROVAL: Gateway Request: Planning Proposal for land at 22 Noller Parade, Parramatta

REFERENCE RZ/15/2018 - D07020517

REPORT OF Project Officer Land Use

2443 RESOLVED (Esber/Garrard)

- (a) **That** Council endorse the Planning Proposal for land at 22 Noller Parade, Parramatta which seeks to amend the Parramatta Local Environmental Plan 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 & 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 & Environment that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (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.
- (f) **Further, that** Council note the advice of the Local Planning Panel (provided at **Attachment 3**) is consistent with Council officer's recommendation.

DIVISION The result being:-

AYES: Clrs Bradley, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Pandey, Proxiv, Tyrrell, Wearne, Wilson and Zaiter

NOES: Clrs B Barrak and D Davis

18.8 SUBJECT FOR APPROVAL: Gateway Request: Planning Proposal at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (WSU Northern Parramatta Campus)

REFERENCE RZ/22/2017 - D07017926

REPORT OF Project Officer Land Use

2444 RESOLVED (Issa/Wilson)

- (a) **That** Council resolve to defer its decision to proceed with the Planning Proposal for land at 70 Pemberton Street, 260 & 260A Victoria Road, 178-184 & 190-200 James Ruse Drive and 15-19 Collet Parade, Parramatta (provided at Attachment 1), which seeks the following amendments to Parramatta Local Environmental Plan (PLEP) 2011:
 1. Rezone the land from part SP2 (Educational Establishment), part R3 Medium Density Residential and part R4 High Density Residential to part R4 High Density Residential, part B4 Mixed Use and part RE1 Public Recreation;
 2. Increase the maximum height of buildings from part 11m (3 storeys) and part no height control (SP2 land) to part 28m (8 storeys) and part 50m (15 storeys); and
 3. Increase the floor space ratio from part 0.6:1, part 0.8:1 and