

- (n) **Further, that** because it is reasonable that residents and owners affected by possible land acquisitions are new to the process, which is complex, and there is a degree of anxiety, the Panel requests that the Council should put together and maintain an information package on exactly how the land acquisition process occurs and what options there are for existing and future residents impacted by this issue. It is a fair process governed by law designed to protect the interests of the land owner and requires that acquisition is accompanied by a fair market price.

11.11 SUBJECT Planning Proposal for land at 8, 38-42, 44 & 44A Wharf Road, Melrose Park, 15-19 Hughes Avenue and 655 Victoria Road, Ermington

REFERENCE RZ/1/2016 - D05094034

REPORT OF Project Officer Land Use. Also Service Manager – Land Use Planning Briefing Note dated 5 July 2017.

673 RESOLVED (Chadwick)

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for the land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park, and 15-19 Hughes Avenue and 655 Victoria Road, Ermington.
- (b) **That** Council endorse the Planning Proposal for land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park, and 15-19 Hughes Avenue and 655 Victoria Road, Ermington (Attachment 1 of Attachment A) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP) in relation to the subject site by:
1. Rezoning 38-42, 44 and 44A Wharf Road, Melrose Park from IN1 General Industrial and R2 Low Density Residential to a mix of R4 High Density Residential, B4 Mixed Use, B2 Local Centre and RE1 Public Recreation;
 2. Rezoning 15-19 Hughes Avenue and 655 Victoria Road, Ermington from Part SP1 Special Activities and R2 Low Density Residential to R4 High Residential Density.
 3. Rezoning 8 Wharf Road, Melrose Park from IN1 General Industrial to B4 Mixed Use.
 4. Designating 19, 27, 29 and 31 Hope Street as a deferred matter and retaining the current zone of IN1 General Industrial and current building height and FSR controls.
 5. Amending the applicable maximum building height and FSR controls on the site subject to the outcomes of the TMAP.
 6. Inserting a new local provision that includes a minimum non-residential floor space requirement on the site.
- (c) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.

- (d) **That** the preparation of the TMAP proceed and the outcomes be reported to Council prior to the exhibition of the Planning Proposal to allow Council to endorse the FSR and building height limits to be included in the exhibition material prior to exhibition.
- (e) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (f) **That** Council officers proceed with the preparation of an Infrastructure Needs List and subsequent negotiations for a Voluntary Planning Agreement (VPA) with the proponents in relation to the Planning Proposal on the basis that any VPA entered in to is in addition to Section 94A developer contributions payable.
- (g) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should Gateway determination be issued.
- (h) **That** Council advises the 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 and
- (i) **Further, that** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

11.12 SUBJECT Planning Proposal for land at 2 O'Connell Street
Parramatta

REFERENCE RZ/2/2017 - D05113484

REPORT OF Team Leader - Land Use Planning

674 RESOLVED (Chadwick)

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 20 June 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for the land at 2 O'Connell St, Parramatta.
- (b) **That** Council endorse the Planning Proposal for the land at 2 O'Connell Street Parramatta (which is contained within Attachment 1 of Attachment A of this report) subject to the following amendments being made:
 - a. Future controls proposed are consistent with Council's endorsed CBD Planning Proposal policy position with