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- d) **That** Council note the status of the VPA negotiations conducted to date by the Chief Executive Officer (CEO) (formerly Interim General Manager) as endorsed by Council in Minute 219 in September 2016; and further endorse that the negotiations continue in response to the requirements of the Roads and Maritime Services to reserve land for potential road widening.
- e) **That** Council authorise the CEO to finalise the drafting of the VPA for the purposes of public exhibition to occur concurrently with the exhibition of the Planning Proposal and Draft Site Specific DCP.
- f) **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 amendment processes.

The decision of the panel was unanimous.

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

REFERENCE RZ/1/2016 - D04734224

REPORT OF Project Officer Land Use. Also Memorandum from Service Manager Land Use Planning dated 19 June 2017.

PUBLIC ADDRESS

Michael Woodland spoke in favour of the recommendation.

65 DETERMINATION

That the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal for land at 38-42, 44 and 44A Wharf Road, Melrose Park, 15-19 Hughes Avenue and 655 Victoria Road, Ermington and 8 Wharf Road, Melrose Park (**Attachment 1**) 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 Mixed Use; and
 3. Rezoning 8 Wharf Road, Melrose Park from IN1 General Industrial to B4 Mixed Use.
 4. Designate 19, 27, 29 & 31 Hope Street as a deferred matter

- and retain 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. Insert a new local provision that includes a minimum non-residential floor space requirement on the site.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
 - (c) **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.
 - (d) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
 - (e) **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.
 - (f) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should Gateway determination be issued.
 - (g) **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.
 - (h) **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.

The decision of the panel was unanimous.

Note:

Mary Lynne Taylor declared a non-pecuniary interest in this item as Ms Taylor has previously worked with one of the applicants. She has not been involved in this matter nor has she discussed it in any way with the applicant and so remained in the room during debate and determination of this matter.

5.4 SUBJECT Planning Proposal - 23-27 Harold Street & 53 Sorrell Street, Parramatta

REFERENCE RZ/27/2015 - D04390614