

incorporating the recommendations of the independent Peer Review, namely:

- 2.1 A Phase 1 value sharing rate of 20% (\$150/sqm);
- 2.2 A Phase 2 value sharing rate of 50% (\$375/sqm);
- 2.3 That value sharing applies to residential development only;
- 2.4 That a mechanism for altering the rate in accordance with a residential market index be provided; and
- 2.5 That value sharing should be re-evaluated after five years of implementation.

- (d) **That**, with regards to the Draft Section 94A Contributions Plan, Council authorises officers to approach the Department of Planning and Environment in order to start the process to update Clause 25K of the Environmental Planning and Assessment Regulation 2000 to reflect the proposed expansion of the CBD under the Parramatta CBD Planning Proposal.
- (e) **That** the issues raised during this public exhibition period which pertain to Voluntary Planning Agreement (VPA) implementation be considered as part of a draft update to Council's VPA policy, and that this be the subject of a separate report to Council.
- (f) **Further, that** Council write to the Department of Planning and Environment to advise them of this resolution in order to facilitate release of a Gateway determination on the Parramatta CBD Planning Proposal, and thereby an opportunity for further consultation with stakeholders.

8.4 SUBJECT Permissibility of Child Care Centres on land zoned RE1
Public Recreation on select sites within the City of
Parramatta

REFERENCE F2017/00582 - D04679841

REPORT OF Project Officer - Land Use Planning. Also Service
Manager Land Use Planning Memorandum dated 6 April
2017.

489 RESOLVED (Chadwick)

- (a) **That** Council considers the report submitted to the Independent Hearing and Assessment Panel (IHAP) on 21 March 2017 (Attachment A) and its recommendation (Attachment B); which supports the progression of the Planning Proposal to permit 'Child Care Facilities' as an additional permitted use on five sites zoned RE1 Public Recreation within the City of Parramatta as identified in Attachment 1 included in Attachment A and forward this to the Department of Planning and Environment for a Gateway Determination.
- (b) **That** Council note that the proposed inclusion of Child Care Centres as an additional permitted use on five sites zoned RE1

Public Recreation zone within Schedule I of the PLEP 2011 is consistent with the principles that resulted in Child Care Centres being permitted in the REI zones within the other LEPs that apply within the City of Parramatta LGA (i.e. Hornsby LEP 2013, The Hills LEP 2012, Holroyd LEP 2013 and Auburn LEP 2010).

- (c) **Further, 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.

8.5 SUBJECT Parramatta LEP 2011 Housekeeping Amendment No. 2
 - Results of Public Exhibition

REFERENCE F2013/01440 - D04682595

REPORT OF Student Project Officer

490 RESOLVED (Chadwick)

- (a) **That** Council considers the report on the *Housekeeping Amendment No. 2 to the Parramatta LEP 2011 – Results of Public Exhibition* submitted to the Independent Hearing and Assessment Panel (IHAP) on 21 March 2017 at Attachment A and its recommendations at Attachment B, and notes that the IHAP is recommending Council endorse a Planning Proposal (included as Attachment 1 of Attachment A) that proposes the following amendments to the exhibited Planning Proposal:-

(i) That any reference to removal of 330 Church Street from the Heritage Schedule be removed from the Planning Proposal to ensure that the site remains as a listed heritage site in response to the request from the Office of Environment and Heritage.

(ii) The parts of the planning proposal related to the rezoning of 35 Orchard Street Epping from R2 Low Density Residential to SP1 Place of Public Worship be amended so the SP1 Place of Public Worship zoning applies to all of Lot 2 DP 1217211.

- (b) **That** Council endorse the planning proposal contained at Attachment 1 of Attachment A for finalisation.

- (c) **That** Council note that the Interim General Manager will utilise the plan-making delegation granted on 26 November 2012 to finalise this proposal and that the Department of Planning and Environment has authorised Council to exercise its plan-making delegation to make this plan in accordance with the Gateway Determination dated 15 November 2016.

- (d) **Further, 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-making process.