

- (a) **That** IHAP support the variation pursuant to Clause 4.4 - Floor Space Ratio in the Parramatta Local Environmental Plan 2011 under the provisions in Clause 4.6 - Exception to Development Standards.
- (b) **That** IHAP as the consent authority grant consent to Development Application No. DA/682/2016 for Demolition of existing structures, site works and construction of a 2 storey multi-dwelling housing development containing 4 townhouses with individual garages, landscaping and associated landscaping and external works subject to the conditions as outlined in Attachment 1 for a period of five years.
- (c) **Further, that** all submitters be advised of IHAP's decision.

The decision of the panel was unanimous.

### ECONOMY

5.1           SUBJECT        Planning Proposal for land at 266 Victoria Rd and 26 Kissing Point Rd, Rydalmere

REFERENCE   RZ/23/2016 - D04716720

REPORT OF   Project Officer Land Use

PUBLIC ADDRESS

Ms Liz Densley spoke in favour of the recommendation.

56           DETERMINATION

**That** the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal for the land at 266 Victoria Rd and 26 Kissing Point Rd, Rydalmere (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
  1. Rezoning the site from part R2 Low Density Residential and part zoned SP2 Educational Establishment to part B4 Mixed Use, part R4 High Density Residential, part RE1 Public Recreation and part W1 Natural Waterways;
  2. Increasing the height standard on the site from part 9m to part 28m, part 50m and part 84m;
  3. Increasing the floor space ratio (FSR) standard on the site from part 0.5:1 to 1.5:1 (excluding the riparian corridor) which includes a residential FSR of 1.38:1 and non-residential FSR of 0.12:1;
  4. Amending the Minimum Lot Size Map by removing the minimum lot size designation;
  5. Amend the Minimum Lot Size Map for Dual Occupancy Development Map;
  6. Include a local provision for 5% affordable housing;
  7. Include a local provision for the part non-residential FSR of 0.12:1; and
  8. Include a local provision for the delivery of public open space.

- (b) **That** the Planning Proposal be forwarded to the NSW Department of Planning and Environment for Gateway determination.
- (c) **That** the applicant be required to amend the supporting documentation to the Planning Proposal (i.e. Urban Design Report, Traffic Impact Assessment and Economic Impact Assessment) to reflect Council's position prior to public exhibition, should a Gateway Determination be issued.
- (d) **That** the applicant consult with Transport for NSW (TfNSW) and Roads and Maritime Services (RMS) in response to the identified traffic concerns (**Attachment 3**) and undertake additional investigations, modelling and a detailed traffic and transport assessment (TMAP) post-Gateway to the satisfaction of TfNSW and RMS.
- (e) **That** the applicant be required to undertake additional detailed site investigations related to contamination at the former Macquarie Boys High School site to confirm that the site is suitable for future development to the satisfaction of Council prior to public exhibition, should a Gateway Determination be issued.
- (f) **That** the applicant provide acknowledgement from Western Sydney University (WSU) regarding the legal ownership of the bridge over Victoria Road and associated access roads by the NSW Government and the legal right to access over WSU land to ensure there are no issues with the subject site being accessed via WSU land. This must be provided prior to finalisation of this Planning Proposal. Confirmation is also required from WSU that they have no objection to the access road over their land being dedicated as a public road.
- (g) **That** the applicant consult with local universities and education providers post-Gateway with the intention of entering into a memorandum of understanding or an agreement to work together to provide an opportunity for education. knowledge and technology uses on the subject site consistent with *A Plan for Growing Sydney* and *GPOP Vision*.
- (h) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (i) **That** delegated authority be given to the General Manager to negotiate the VPA on behalf of Council in addition to Section 94A contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent public exhibition with the draft DCP and Planning Proposal.
- (j) **That** Council officers proceed with negotiations for a Voluntary Planning Agreement (VPA) with the proponent in relation to the Planning Proposal on the basis that any VPA entered into is in addition to Section 94A developer contributions payable.

- (k) **That** the site-specific DCP and VPA be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.
- (l) **That** Council advises the Department of Planning and Environment that the General Manager will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (m) **Further, that** Council authorises the General Manager 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.

5.2 SUBJECT Planning Proposal for land at 12 Hassall Street,  
Parramatta

REFERENCE RZ/15/2016 - D04681549

REPORT OF Project Officer

PUBLIC ADDRESS

Ms Larissa Brennan spoke in favour of the recommendation.

57 DETERMINATION

**That** the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal to permit a maximum floor space ratio of a total of 15:1 and maximum height of 192 metres for land at 12 Hassall Street, Parramatta (**Attachment 1**) for submission to the Department of Planning and Environment requesting a Gateway Determination be issued.
- (b) **That** delegated authority be given to the CEO to negotiate a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal on behalf of Council, that this negotiation be undertaken in line with Council's resolution on value sharing rates of 10 April 2017 (Item 8.3), and that the outcome of negotiations be reported back to Council prior to its public exhibition.
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to its public exhibition.
- (d) **That**, pending the outcomes of the Gateway Determination, the Planning Proposal, VPA and DCP be placed on public exhibition concurrently.
- (e) **That** Council advises the Department of Planning and Environment that the Interim General Manager will be exercising