

That Council as the consent authority grant development consent to Development Application No. DA/1136/2016 for 'demolition of an existing building and re-surfacing works, including erection of a hoarding' on land at 70 Macquarie Street, Parramatta (Lot E DP 402952), for a period of five (5) years from the date on the Notice of Determination subject to the conditions listed in Appendix 1.

The decision of the panel was unanimous.

ECONOMY

5.1 SUBJECT Draft Carlingford Block Study and associated planning proposals for 264-268 Pennant Hills Road, Carlingford; and 258-262 Pennant Hills Road and 17 & 20 Azile Court, Carlingford

REFERENCE RZ/2/2015 - D05061744

REPORT OF Project Officer Land Use

PUBLIC ADDRESS

Ben Lee spoke against the recommendation.

Ted Wang spoke against the recommendation.

Yunsen Li spoke against the recommendation.

Rev Jonathan Bradford spoke in favour of the recommendation.

Adam Byres spoke in favour of the recommendation.

Ellen Robertshaw spoke in favour of the recommendation.

63 DETERMINATION

That the IHAP recommend to Council:

- (a) **That** Council endorse the Draft Carlingford Block Study (**Attachment 1**) which recommends increases in density, between 2-6 storeys, on land within the study area (bound by Pennant Hills Road to the north, Martins Lane to the east, Homelands Avenue to the south and Tintern Avenue to the west).
- (b) **That** Council endorse the revised Planning Proposal for land at 264-268 Pennant Hills Rd, Carlingford (**Attachment 2**) which seeks to amend the Parramatta Local Environmental Plan (PLEP 2011) in relation to the subject site by:
1. Rezoning the site from part R2 Low Density Residential and part SP2 Infrastructure (Classified Road) to part R4 High Density Residential, part R2 Low Density Residential and part SP2 Infrastructure (Classified Road);
 2. Increasing the height standard on the site from part 9m to part 21m, part 14m and part 9m;
 3. Increasing the floor space ratio (FSR) standard on the site from part 0.5:1 to part 1.6:1, part 1.1:1 and part 0.5:1; and
 4. Amending the Biodiversity Map to include the identified Blue Gum High Forest as a high constraint, and habitat trees as a moderate constraint.

- (c) **That** Council endorse the Planning Proposal for land at 258-262 Pennant Hills Rd and 17 and 20 Azile Court, Carlingford (**Attachment 3**) which seeks to amend the Parramatta Local Environmental Plan (PLEP 2011) in relation to the subject site by:
1. Rezoning the site from R2 Low Density Residential and part SP2 Infrastructure (Classified Road) to part R4 High Density Residential and part and part SP2 Infrastructure (Classified Road)
 2. Increasing the height standard on the site from 9m to part 21m and part 14m;
 3. Increasing the floor space ratio (FSR) on the site from 0.5:1 to part 1.6:1 and part 1.2:1; and
 4. Amending the Biodiversity Map to include the identified as habitat trees as a moderate constraint.
- (d) **That** the Planning Proposal for land at 258-262 Pennant Hills Road and 17 & 20 Azile Court, Carlingford be forwarded to the NSW Department of Planning and Environment (DP&E) for a Gateway determination.
- (e) **That** the revised Planning Proposal for land at 264-268 Pennant Hills Road be forwarded to DP&E along with a cover letter addressing how the revised proposal is consistent the conditions of the previously received Gateway determination dated 12 September 2016.
- (f) **That** a Development Control Plan (DCP) be prepared for the entire block study area and be reported to Council prior to formal exhibition of the planning proposals and Draft Carlingford Block Study.
- (g) **That** the Draft Carlingford Block Study be publicly exhibited concurrently with the above planning proposals, study area DCP, VPAs and Section 94 Plan.
- (h) **That** while the planning proposals can be placed on public exhibition they should not be finalised until Section 94 and any other funding arrangements for infrastructure and open space are finalised by Council.
- (i) **That** delegated authority be given to the CEO to negotiate the VPAs on behalf of Council in addition to any Section 94A contributions payable, and that the outcome of negotiations be reported back to Council prior to its concurrent public exhibition with the draft DCPs and planning proposals.
- (j) **That** Council advises DP&E that the CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (k) **That** Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan- amendment process.
- (l) **That** the Council be congratulated for early communication with

affected landowners and residents.

- (m) **Further, 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.

The decision of the panel was unanimous.

5.2 SUBJECT Result of Public Exhibition - Planning Proposal and Site Specific DCP for the land on the corner of Parramatta Road, Good Street, and Cowper Street, Granville

REFERENCE RZ/27/2014 - D04756431

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

PUBLIC ADDRESS

Adam Byres spoke in favour of the recommendation.

64 DETERMINATION

That the IHAP recommend:

- a) **That** Council receive and note the submissions made during the public exhibition of the Planning Proposal for amendments to the Parramatta Local Environmental Plan 2011 (PLEP 2011) for the land on the corner of Parramatta Road, Good Street and Cowper Street, Granville, as summarised in **Attachment 1**.
- b) **That** Council note the submission received from the Road and Maritime Services (RMS) dated 23 November 2016 (**Attachment 2**), and the subsequent advice received on 3 March 2017 (**Attachment 3**), 5 May 2017 and 26 May 2017 (**Attachment 11**), relating to the management of traffic within the Granville Precinct.
- c) **That** Council endorse the amended Planning Proposal (**Attachment 4**) and Site Specific DCP (**Attachment 5**) prepared for land on the corner of Parramatta Road, Good Street and Cowper Street, Granville for the purpose of public exhibition, subject to:
 - i. the completion of further traffic modelling which will form an addendum to **Attachment 4** prior to exhibition.
 - ii. Control 6 within "Traffic and Transport" of the draft Site Specific DCP (**Attachment 5**) be amended to state the maximum car parking rate for residential development is per