

with the exhibition of the Planning Proposal and Draft Site Specific DCP.

- (g) **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.

11.10 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 - D05094033

REPORT OF Project Officer Land Use. Also service Manager – Land Use Planning Briefing Note dated 4 July 2017.

672 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 placing the Draft Carlingford Block Study on public exhibition and the progression of associated planning proposals for 264-268 Pennant Hills Road, Carlingford; and 258-262 Pennant Hills Road and 17 and 20 Azile Court, Carlingford.
- (b) **That** Council endorse the Draft Carlingford Block Study (Attachment 1 of Attachment A) 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).
- (c) **That** Council endorse the revised Planning Proposal for land at 264-268 Pennant Hills Rd, Carlingford (Attachment 2 of Attachment A) 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.
- (d) **That** Council endorse the Planning Proposal for land at 258-262

Pennant Hills Rd and 17 and 20 Azile Court, Carlingford (Attachment 3 of Attachment A) 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 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.

- (e) **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.
- (f) **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.
- (g) **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.
- (h) **That** the Draft Carlingford Block Study be publicly exhibited concurrently with the above planning proposals, study area DCP, VPAs and Section 94 Plan.
- (i) **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.
- (j) **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 DCP and planning proposals.
- (k) **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.
- (l) **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.
- (m) **That** the Council be congratulated for early communication with effected landowners and residents.

- (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.