

# FOR ACTION

## INDEPENDENT HEARING AND ASSESSMENT PANEL

17/10/2017

TO: Service Manager Land Use Planning (Robert Cologna)

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**Subject:** Planning Proposal for the land at 34-42 East Street, Granville  
**Target Date:** 16/11/2017  
**Notes:** Rob for action pls. Note change to the recommendation in Memo  
**File Reference:** <FOLDERNUMBER> D05612338

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### DETERMINATION

**That** the IHAP recommend to Council:

- (a) **That** Council endorse the Planning Proposal for the land at 34-42 East Street, Granville (**Attachment 1**) which seeks to amend the Parramatta Local Environmental Plan 2011 (PLEP 2011) in relation to the subject site by:
- i. Increasing the Maximum Height of Building (HOB) control from 52m to 82m and removing the land from 'Area 1' on the HOB map and its requirements under Clause 4.3(2A) of the PLEP 2011.
  - ii. Removing the land from 'Area 1' on the FSR map and its requirements under Clause 4.4(2A) of the PLEP 2011.
  - iii. Introducing a clause that will exclude the floor area of 'wintergardens' adjacent to the railway line of the site from the FSR calculation for the development. However, the floor space that will be excluded for any balcony/unit will be no greater than the minimum required balcony size under the Parramatta DCP 2011. That the portion, adjacent to the railway line of the site, that will be permitted enclosed balconies be identified in the site specific DCP to be prepared for the site.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning and Environment for Gateway determination.
- (c) **That** a Site Specific Development Control Plan (DCP) be prepared and reported to Council prior to the exhibition of the Planning Proposal; and for the exhibition of both the Planning Proposal and DCP to occur concurrently.
- (d) **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.
- (e) **Further, that** Council authorise the CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment processes.

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