

FOR ACTION

COUNCIL

13/11/2017

TO: Governance Coordinator (Lisa Gill)


Subject: Planning Proposal for 34-42 East Street, Granville
Target Date: 13/12/2017
Notes:
File Reference: <FOLDERNUMBER> D05634142

RESOLVED (Issa/Zaiter)

- (a) **That** Council considers the report that was submitted to the Independent Hearing and Assessment Panel (IHAP) on 17 October 2017 (Attachment A) and its recommendation (Attachment B) which supports the progression of the Planning Proposal for 34-42 East Street, Granville.
- (b) **That** Council endorse the planning proposal for the subject land (which is contained within Attachment A and Attachment B of this report) which seeks to amend the Parramatta Local Environment Plan 2011 by:
 - 1. Increasing the maximum height of buildings on the site from 52m to 82m;
 - 2. Increasing the site's Floor Space Ratio from 3.5:1 to 6:1;
 - 3. Including a site specific provision that excludes enclosed balconies on the building façade facing the railway line from the Gross Floor Space calculation used for determining the Floor Space Ratio of a proposed building on the site;
 - 4. Requiring an appropriate design competition.
- (c) **That** the Planning Proposal be forwarded to the NSW Department of planning and Environment for Gateway Determination.
- (d) **That** a site specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal;
- (e) **That** the site-specific DCP be publicly exhibited concurrently with the Planning Proposal, should a Gateway Determination be issued.
- (f) **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.
- (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 that may arise during the amendment processes.

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