



Your Reference:
Our Reference: DA/76/2010
Contact: Mark Leotta
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19 October 2011

Suzie Jattan
Senior Project Officer
Panel Secretariat
Joint Regional Planning Panels
GPO Box 3415,
SYDNEY NSW 2001

Dear Ms Jattan,

DA/76/2010 - 171 Parramatta Road, Granville

Please be advised that at an Extra Ordinary Council Meeting of 17 October 2011, Council moved a suspension of standing orders and the following was resolved:-

***That** Council advise the Joint Regional Planning Panel that it supports the approval of DA/76/2010 at 171 Parramatta Road, Granville for the following reasons:-*

- 1 Council has adopted a policy to review the planning policies for Parramatta Road, Granville so that they align with the objectives of the Urban Renewal SEPP and allow for a mixed development including residential (as demonstrated by the Council decision in DA/627/2010).*
- 2 The design of the development is consistent with the objectives of the 2001 LEP which is the relevant planning instrument for the site.*
- 3 The Council agrees with the comments of the Design Review Panel that :-*
 - 3.1 The scale of the development is appropriate for this location and it could provide an example of how higher density development might be achieved along Parramatta Road.*
 - 3.2 The proposal is based on a discussion with Council officers of an envelope for the development and this is appropriate.*
 - 3.3 Overlooking will be prevented by the provision of horizontal louvres on balconies on all levels.*
 - 3.4 The 25% requirement for deep soil on this site is excessive given the highly urban nature of the site.*
- 4 The application was lodged before the DLEP was placed on public exhibition and some 10 months before the DLEP was adopted by Council and it appears that the application is prejudiced by the delay due to the requirements of RailCorp.*

Further to this resolution, a recission motion was lodged at Council's Special Meeting of 17 October 2011. The wording of the motion is as follows:

That the resolution of the Special Council Meeting on 17 October 2011 in relation to the suspension of standing orders regarding DA/76/2010 -171 Parramatta Road Granville be and herby is rescinded

This motion is due to be debated at Council's meeting of 7 November 2011.

Submitted for the information of the Panel.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Leotta', with a long horizontal flourish extending to the right.

Mark Leotta
Service Manager Development Assessment Services