

MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD IN THE
EPPING COMMUNITY CENTRE, 9 OXFORD STREET, EPPING ON MONDAY, 25
JULY 2016 AT 6.04PM.

PRESENT

Amanda Chadwick – Administrator

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Administrator, Ms Amanda Chadwick, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

MINUTES

SUBJECT Minutes of the Council (Development) Meeting held on
11 July 2016

127 RESOLVED (Chadwick)

That the minutes be taken as read and be accepted as a true record of the Meeting.

7.4 SUBJECT Planning proposal for land at 241 Pennant Hills Road,
Carlingford

REFERENCE RZ/13/2016 - D04286622

REPORT OF Project Officer Land Use. Also memorandum from
Service Manager Land Use Planning dated 19 July
2016.

128 RESOLVED (Chadwick)

(a) **That** Council advise the Department of Planning and Environment that:

- i. Council is supportive of some increase in density on the site.
- ii. A maximum height of 28m (8 storeys) is recommended for the site.
- iii. A lower and reduced building envelope that makes an appropriate transition and has lesser adverse visual and amenity impact to the surrounding low rise context should be considered. A more detailed urban design analysis should be undertaken to determine an appropriate FSR for the site. Council estimates an FSR of 1.5:1 can be accommodated. This process must be undertaken prior to public exhibition.
- iv. A site specific DCP be informed by the detailed urban design analysis required in (iii) and be exhibited concurrently.

- v. A revised traffic report be submitted that includes an intersection analysis of the Baker Street and Pennant Hills Road intersection.
- (b) **That** this report form the submission to the pre-gateway review and be forwarded to the Department of Planning and Environment.
- (c) **Further, that** the Department of Planning and Environment be advised that Council is willing to perform the function of Relevant Planning Authority for this planning proposal if the gateway determination is consistent with Council's recommended height and FSR controls.