

DA/158/2020 for demolition of the existing detached garage, alterations and additions to the existing dwellings and construction of a two bedroom secondary dwelling.

- (b) **Further**, that submitters be advised of the Panel's decision.
- (c) That condition 6 be amended to omit the reference of the removal of the pencil pine. A landscaping plan which includes the provision of additional substantial trees to replace the pencil pine and to soften the visual impact of the proposed development in the streetscape to be submitted and approved by Council prior to issuing of the Certificate.

The Panel decision was unanimous.

REASONS FOR DECISION

1. The Panel supports the findings in the report and endorsed the reasons contained in that report subject to the changed condition 6 above.
2. The development is permissible in the R2 Zone and satisfies the requirements of the applicable planning controls.
3. The development will be compatible with the character of the area.
4. Approval of the application is in the public interest.

2. INNOVATIVE

6.1 SUBJECT Pre-Gateway: Planning Proposal for land at 355 and 375 Church St, Parramatta

REFERENCE RZ/10/2018 - D07161401

REPORT OF Acting Team Leader Land Use Planning

The Panel considered the matter listed at Item 6.1, attachments to Item 6.1 and the matters observed at the site inspection

PUBLIC FORUM

- Melody Potter spoke on behalf of the applicant
- Ben Craig, Chris McGillick, Alison McDonagh, Samantha Polkinghorne and Josh Bannister were available to answer questions on behalf of the applicant
- Adam Coburn spoke against the application

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DETERMINATION

That the Local Planning Panel recommend to Council:

- (a) **That** Council endorse for the purpose of forwarding to the Department of Planning, Industry and Environment (DPIE) with a request for a Gateway Determination, the Planning Proposal at **Attachment 1** to amend *Parramatta LEP 2011* for land at 355 and 375 Church St, Parramatta as follows:
- 1) Apply the Prince Alfred Square Solar Access Plane as the height controls for this site
 - 2) Increase FSR from part 3:1/part 4:1 to 6:1 (exclusive of Design Excellence)
 - 3) Apply maximum car parking rates as follows:
 - i. For floorspace used for the purposes of Take Away Food and Drink Premises: 1 space / 30 square metres of Gross Floor Area or 30 spaces (whichever is less). Noting that the Planning Proposal also includes a 5-year sunset clause for this parking rate, after which time this rate would revert to the rate contained in the draft Parramatta CBD Planning Proposal.
 - ii. For residential and other commercial floorspace not part of the use described in 3)(i): the rates which are currently contained in the Parramatta CBD Planning Proposal.
- (b) **That** Council advises DPIE that the Chief Executive Officer will not be exercising the plan-making delegations for this Planning Proposal as authorised by Council on 26 November 2012.
- (c) **That** a draft site-specific Development Control Plan (DCP) for the subject site be prepared that addresses matters including but not limited to:
- 1) Further defining the preferred two-tower scheme, including podium heights and tower setbacks, with a view to minimising any non-compliances with relevant ADG requirements;
 - 2) Relationship to and mitigating impacts on Heritage Items;
 - 3) Traffic issues such as sightlines, vehicle queuing, pedestrian safety and bicycle parking;
 - 4) Demonstrating adaptive re-use potential of drive-through facility and at least some of the parking spaces proposed;
 - 5) Active frontage requirements; and
 - 6) Relationship to 383 Church Street isolated site.
- (d) **That** the CEO be authorised to negotiate a draft Planning Agreement with the landowner in accordance with the Parramatta CBD Community Infrastructure framework.
- (e) **That** the draft DCP and draft Planning Agreement are reported back to Council prior to their concurrent exhibition with the Planning Proposal.
- (f) **Further, that** Council authorise the CEO to amend the Planning Proposal to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

The Panel decision was unanimous.

REASONS FOR DECISION

1. The Panel supports the findings in the report and endorsed the reasons contained in that report.
2. The Planning Proposal is consistent with the Parramatta CBD Planning Proposal.

6.2 **SUBJECT** Pre-Gateway: Planning Proposal for land at 1 Windsor Road, North Rocks

REFERENCE RZ/9/2019 - D07390890

REPORT OF Project Officer Land Use

The Panel considered the matter listed at Item 6.2, attachments to Item 6.2 and the matters observed at the site inspection

PUBLIC FORUM

- Angus White, Jeff mead and Tim Rogers were available to answer questions on behalf of the applicant.

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DETERMINATION

That the Local Planning Panel recommend to Council:

That the planning proposal not proceed for the reason that retail premises such as a Woolworths supermarket and liquor store should not be permitted at an isolated site but should be located in or attached to existing town or village centres, in line with sound strategic land use planning.

The Panel decision was:

FOR: D Lloyd, D Johnson and D Sutherland

AGAINST: K McDermott

6.3 **SUBJECT** Pre-Gateway: Planning Proposal for land at 114-118 Harris Street, Harris Park

REFERENCE RZ/9/2018 - D07402799

REPORT OF Project Officer Land Use

The Panel considered the matter listed at Item 6.3, attachments to Item 6.3 and the matters observed at the site inspection

PUBLIC FORUM

- Adam Byrnes spoke on behalf of the applicant