



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Wednesday, 8 November 2023
3.30pm**

**Level 2, PHIVE
Parramatta Square, Parramatta**

PANEL MEMBERS

Julie Walsh (Chairperson)
Paul Berkemeier
Tony Reed
Kerrily McDermott

STAFF MEMBERS

David Birds
Rafael Morrissey
Carmel O'Connor
Marina Cavar (Minutes)

1. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Chairperson, acknowledged the Burramattagal people of The Dharug Nation as the traditional land owners of land in Parramatta and paid respect to their ancient culture and to their elders past, present and emerging.

2. WEBCASTING ANNOUNCEMENT

The Chairperson advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

3. APOLOGIES

There were no apologies made to this Local Planning Panel.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made to this Local Planning Panel.

4A. PUBLIC SPEAKERS

The meeting commenced at 3.32pm. The Chair invited registered speakers to address the Parramatta Local Planning Panel ('the Panel') on the items listed below:

1. Jeff Mead from Planning Ingenuity, town planner for Meriton, addressed the Panel and answered questions from the Panel.
2. Matthew Lennartz from Meriton addressed the Panel and answered questions from the Panel.

The public speakers concluded at 4.03pm and the Panel proceeded into Closed Session to deliberate on the items listed below.

5. REPORTS - PLANNING PROPOSALS

- 5.1 **SUBJECT** Gateway Request: Planning Proposal, draft Planning Agreement and draft Site-Specific Development Control Plan at 263-273 Pennant Hills Road and 18 Shirley Street, Carlingford
- APPLICANT/S** Karimbla Properties (No. 61) Pty Ltd
- OWNERS** Karimbla Properties (No. 61) Pty Ltd

PANEL ADVICE

The Local Planning Panel acknowledges that the site is the largest privately owned residential development site within the Carlingford Precinct and is in close proximity to the proposed Carlingford Light Rail Station. The Panel further notes the significant public benefits proposed as part of the proposal.

The Panel advice is:

- (a) That subject to the matters in (b) below, the Panel endorses the Council Officer's recommendations as contained in the report.
- (b)
 - (i) Further consideration be given to adjusting the massing of the buildings on the Pennant Hills Road frontage to improve the visual impact and overshadowing.
 - (ii) Further detailed modelling be undertaken to confirm the statement by the applicant's town planner at the panel meeting that overshadowing to the buildings on the other side of Pennant Hills Road (346-362 Pennant Hills Road) will not be increased by more than 17% as described in the Apartment Design Guide.
 - (iii) The provision of car parking appears excessive and should be reviewed.
 - (iv) That Council initiate urban design and planning studies to guide future growth in the Carlingford Precinct.

Voting
UNANIMOUS

The meeting closed at 4:03pm.



Chairperson