



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Additional Meeting
Thursday, 23 May 2024
3.30pm**

**Level 3, PHIVE
Parramatta Square, Parramatta**

PANEL MEMBERS

Julie Walsh (Chairperson)
Ian Armstrong (Expert Member)
Michael Mason (Expert Member)
Jerry Chen (Community Member)

STAFF MEMBERS

Group Manager Major Projects and Precincts - David Birds, Team Leader Land Use Planning - Carmel O'Connor, Senior Project Officer - Rafael Morrissey, Project Officer Land Use - Darren Ung, Traffic & Transport Manager - Richard Searle, Governance Officer (minute secretary) – Neeli Sharma

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 3.30 pm. The Chair invited registered speakers to address the Parramatta Local Planning Panel ('the Panel') on item 5.1 - Post Exhibition: Planning Proposal, Draft Planning Agreement and Draft Site-Specific Development Control Plan at 263-281 Pennant Hills Road, Carlingford, listed below:

Speaker	Item number
Wing Yee Ngan	5.1
Matthew Lennartz	5.1
Ashna Aggarwal	5.1
Kishan Nehru	5.1
Matt Mushalik	5.1
Simon Kim	5.1
Ian Lim	5.1

5. REPORTS – PLANNING PROPOSALS

5.1 **SUBJECT** Post Exhibition: Planning Proposal, Draft Planning Agreement and Draft Site-Specific Development Control Plan at 263-281 Pennant Hills Road, Carlingford

APPLICANT/S Karimbla Properties (No. 61) Pty Ltd

OWNERS Karimbla Properties (No. 61) Pty Ltd

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PANEL ADVICE

The Local Planning Panel advises as follows:

- (a) That Council note the submissions received in response to the exhibition of the Planning Proposal, Development Control Plan (DCP) and Draft Planning Agreement as summarised and responded to in **Attachment 3** for 263-281 Pennant Hills Road, Carlingford.
- (b) The panel notes that the architects who prepared the architectural plans which were before the panel are no longer retained by the applicant as their project architects. The panel is concerned to ensure that this significant site exhibits design excellence including but not limited to:
 - i. Variety of building form and articulation
 - ii. Ecologically sustainable design
 - iii. The use of high quality materials and finishes
- (c) The panel is of the view that further consideration should be given to reducing the maximum number of parking spaces associated with the residential units given the proximity of the site to the Carlingford Light Rail Station and the availability of car share spaces within the development. Consideration should be given to a higher number of car share spaces.
- (d) The panel is of the view that the draft Development Control Plan should be amended to incorporate the matters set out in (b) and (c) above.
- (d) **Subject to the above** that Council approve the Planning Proposal (**Attachment 1**) for land at 263-281 Pennant Hills Road, Carlingford which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by:
 - i. Reconfiguring the existing R4 High Density Residential and RE1 Public Recreation zones and retaining the existing SP2 Infrastructure Zone.
 - ii. Amending the Maximum Height of Building control by:
 - Amending the maximum height of buildings on the Pennant

Hills Road frontage from 27 metres (9 storeys) to part 65 metres (18 storeys), part 69 metres (17 storeys), part 110 metres (29 storeys) and part no height as per **Figures 17 & 23 in Attachment 1**;

- Amending the maximum height of buildings on the remainder of the site from part 33 metres (11 storeys) and part no height to part 33 metres (8 storeys), part 46 metres (11 storeys) part 56 metres (14 storeys) and part no height as per **Figures 17 & 23 in Attachment 1**;
 - iii. Increasing the Maximum Floor Space Ratio control for the R4 High Density Residential zoned land from 2.3:1 to 3.6:1.
 - iv. Amending Schedule 1 Additional Permitted Uses to increase the maximum gross floor area of parts of the buildings used for business premises, food and drink premises, recreational facilities (indoor) and shops on the R4 High Density Residential zoned part of the site from 2,000 sqm to 2,600 sqm.
 - v. Amending the Land Reservation Acquisition (LRA) Map to include all RE1 Public Recreation land on the site that will be dedicated to Council.
- (e) That Council enters into the Planning Agreement and delegates authority to the Chief Executive Officer to sign it on behalf of Council.
- (f) That Council approves the DCP controls at **Attachment 2** for insertion into Part 8 of the Parramatta DCP 2023.
- (g) That Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan finalisation process relating to the Planning Proposal, DCP and Planning Agreement.

VOTING
Unanimous

The meeting terminated at 4.10pm.



Chairperson