

MINUTES OF THE LOCAL PLANNING PANEL HELD VIA ELECTRONIC MEANS  
ON TUESDAY, 29 SEPTEMBER 2020 AT 3.30PM

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PRESENT

Mary-Lynne Taylor in the Chair, Deborah Sutherland, Lindsay Fletcher and Warrick McLean

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson, acknowledged the Burrumattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

WEBCASTING ANNOUNCEMENT

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

APOLOGIES

There were no apologies made to this Local Planning Panel.

DECLARATIONS OF INTEREST

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

INNOVATIVE

**5.1**            **SUBJECT**            **PUBLIC MEETING: Gateway Request: Planning Proposal for land at 112 Wharf Road, 30 & 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington**  
**REFERENCE**    RZ/1/2020 –  
**REPROT OF**    Senior Project Officer Land Use Planning

The Panel considered the matter listed at Item 5.1, attachments to Item 5.1 and the matters observed at the site inspection

**PUBLIC FORUM**

- Ian Connolly, David Furlong, Anthony Kazacos and Kevin Nassif were available to answer questions on behalf of the applicant.

**2110            DETERMINATION**

That the Local Planning Panel recommend to Council:

- (a) **That** Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment (DPIE), the Planning Proposal for land at 112 Wharf Road, 30 Waratah Street and 32 Waratah Street, Melrose Park and 82 Hughes Avenue, Ermington which seeks to amend Parramatta Local Environmental Plan 2011 (PLEP 2011) by:

1. Rezoning 112 Wharf Road, 32 Waratah Street and 82 Hughes Avenue from IN1 General Industrial to part R4 High Density Residential and part RE1 Public Recreation.
  2. Rezoning 30 Waratah Street from IN1 General Industrial to RE1 Public Recreation.
  3. Amending the maximum building height from 12m to a combination of 34m, 45m and 77m (approximately 8, 12 and 22 storeys respectively).
  4. Amending the Floor Space Ratio (FSR) on the East site from 1:1 to 1.66:1.
  5. Amending the FSR on the West site from 1:1 to 1.79:1.
  6. Inserting a site-specific provision in Part 6 *Additional local provisions – generally* of PLEP 2011 and amending the Additional Local Provisions map to include the land to ensure:
    - 6.1 That design excellence provisions be applicable to buildings of 55m and above in height without the provision of bonuses.
    - 6.2 A minimum of 1,000m<sup>2</sup> of non-residential floor space is to be provided within the site to serve the local retail and commercial needs of the incoming population.
  7. Amending the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council.
  8. Inserting provisions into PLEP 2011 to ensure that the number of dwellings approved at the development application stage aligns with the delivery of the required infrastructure as identified by Council and in the TMAP as per the implementation plans endorsed by Council on 12 August 2019.
  9. Amending Schedule 1 *Additional Permitted Uses* to permit 'food and drink premises' in the R4 High Density Residential zone.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway determination.
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to formal exhibition of the Planning Proposal.
- (d) **That** Council delegates authority to the CEO to commence negotiations to enter into a planning agreement with the applicant

in relation to infrastructure provision required to support the proposal and that any planning agreement entered into is:

1. in addition to developer contributions payable; and
2. reported to Council prior to public exhibition.

- (e) **That** the site-specific DCP and Planning Agreement be publicly exhibited concurrently with the Planning Proposal should Gateway determination be issued.
- (f) **That** Council advises the DPIE that the CEO will be not be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (g) **Further, that** Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

The Panel decision was unanimous.

## REASONS FOR DECISION

The Panel supports the findings in the report and endorsed the reasons contained in that report.

5.2        SUBJECT        PUBLIC MEETING: Gateway Request: Planning Proposal - Increasing Commercial Floorspace in the Epping Town Centre  
REFERENCE    F2018/03032 -  
REPORT OF    Team Leader Land Use Planning

The Panel considered the matter listed at Item 5.2, attachments to Item 5.2 and the matters observed at the site inspection

## PUBLIC FORUM

- Margaret McCartney speaking against the proposal.
- Mike Moffatt speaking against the proposal.

All the members of this Panel are aware of the extent and nature of development that has occurred in and around the Epping Town Centre for many years and as a result, the Panel understands the need now for intervention by the council as planning authority to reverse what is considered by most, including the members of the Civic Trust who addressed the Panel, to have brought about an unfortunate and serious loss of commercial space in the Town Centre. This has led to the Centre now having the characteristics of a dormitory suburb only, rather than a thriving commercial community with jobs and other employment opportunities otherwise well served by public transport. The report explains that even local existing businesses are struggling to retain their premises especially if leased. Meaningful long term commercial leases are now rare in the centre that once was a busy town centre.