

**That** the matter be deferred until after the appointment of the new CEO.

FORESHADOWED MOTION (Issa/Zaiter)

- (a) **That** Council endorse the design for the 5 Parramatta Square building provided at **Attachment 2**.
- (b) **Further, that** Council delegate authority to the Acting Chief Executive Officer to lodge a Development Application and all related applications for the 5 Parramatta Square building, consistent with the design provided at **Attachment 2**.

The Motion moved by Councillor Dwyer and seconded by Councillor Esber was put and LOST.

*DIVISION The result being:-*

*AYES: Clr B Dwyer*

*NOES: Clrs P Bradley, D Davis, P Esber, M Garrard, P Han, S Issa, S Pandey, P Prociv, W Tyrrell, A Wilson and M Zaiter*

The Foreshadowed Motion moved by Councillor Issa and seconded by Councillor Zaiter became the Motion and was put and CARRIED.

*DIVISION The result being:-*

*AYES: Clrs P Bradley, D Davis, P Esber, M Garrard, P Han, S Issa, S Pandey, P Prociv, W Tyrrell, A Wilson and M Zaiter*

*NOES: Clr B Dwyer*

2303 RESOLVED (Issa/Zaiter)

- (a) **That** Council endorse the design for the 5 Parramatta Square building provided at **Attachment 2**.
- (b) **Further, that** Council delegate authority to the Acting Chief Executive Officer to lodge a Development Application and all related applications for the 5 Parramatta Square building, consistent with the design provided at **Attachment 2**.

13.3 SUBJECT Revised Melrose Park North Planning Proposal

REFERENCE RZ/1/2016 - D06889077

REPORT OF Senior Project Officer

MOTION (Prociv/Esber)

- (a) **That** Council resolve to proceed with the revised Planning Proposal (**Attachment 2**) for land at 8, 38-42, 44 and 44A Wharf

Road, Melrose Park and 15-19 Hughes Avenue and 655 Victoria Road, Ermington for the purposes of forwarding it to the Department of Planning, Industry and Environment for approval to proceed to public exhibition seeking the following amendments to the Parramatta Local Environmental Plan (PLEP) 2011:

- 1) Amend the Land Use Zone map to rezone the site from part IN1 General Industrial and part SP1 Special Activities (Place of Public Worship) to part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational Establishment)
  - 2) Amend the Height of Buildings map to increase the building heights from part 9m and part 12m to multiple heights ranging from 28m (6 storeys) to 90m (26 storeys)
  - 3) Amend the Floor Space Ratio (FSR) map to increase the FSR from 1:1 to 1.85:1 subject to recommendation (h) being achieved
  - 4) Amend the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council and land for the new school site to the State Government
  - 5) Amend the Additional Local Provisions map to include the site and insert a site specific provision in Part 6 *Additional local provisions – generally* of PLEP 2011 to ensure:
    - 5.1) That design excellence provisions be inserted into PLEP 2011 for the site applicable to buildings of 55m and above in height without the provision on bonuses.
    - 5.2) The total residential gross floor area within the planning proposal site not exceed 507,245m<sup>2</sup>
    - 5.3) A minimum of 30,000m<sup>2</sup> of non-residential floor space is to be provided within the site to serve the retail and commercial needs of the incoming population
- (b) **That** Council update the Planning Proposal at **Attachment 2** to reflect the changes detailed at **Attachment 1**, including the land use map and street locations and widths.
- (c) **That** Council continue to proceed with the drafting of a site specific DCP and it be reported back to Council prior to the commencement of any public exhibition period.
- (d) **That** Council continue Voluntary Planning Agreement (VPA) negotiations based on the floor space ratio of 1.85:1 and the draft VPA be reported back Council prior to the commencement of any public exhibition period.
- (e) **That** Council forward the revised Planning Proposal to the Department of Planning, Industry and Environment for approval to be placed on public exhibition.

- (f) **That** the draft Planning Proposal, draft Site Specific DCP and draft VPA be placed on public exhibition concurrently for a minimum period of 28 days and in accordance with the public consultation strategy detailed in this report.
- (g) **That** Council endorse the Transport Management and Accessibility Plan (TMAP) for the purposes of public exhibition.
- (h) **That** Council endorse the following implementation plans provided at **Attachment 1** which stages the delivery of dwellings subject to traffic and transport infrastructure being in place to serve the incoming population as identified in the TMAP.
  - (a) Implementation Plan A – Provides up to 11,000 dwellings over the north and south precincts subject to identified road and traffic works, the bridge to Wentworth Point with light rail or equivalent bus service and Sydney West Metro being delivered. Implementation Plan A will facilitate an FSR 1.85:1 for the northern part of the precinct with and an appropriate development potential in the southern precinct.
  - (b) Implementation Plan B – Should there be no State Government commitment towards Sydney West Metro, the bridge to Wentworth Point and associated light rail or bus service then only 6,700 dwellings can be accommodated within the precinct. Accordingly, a 40% reduction in yield will be applied to the development in Melrose Park to ensure both north and south precincts are treated equitably.
- (i) **That** satisfactory arrangements provisions be inserted into PLEP 2011 to ensure that the number of dwellings constructed aligns with the delivery of the required infrastructure as identified in the TMAP as per the implementation plans detailed in recommendation (h).
- (j) That the planning proposal be updated to reflect the dwelling mix specified in the Parramatta DCP for residential flat building.
- (k) **Further, that** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.

#### AMENDMENT (Issa/Dwyer)

- (a) **That** Council resolve to proceed with the revised Planning Proposal (**Attachment 2**) for land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue and 655 Victoria Road, Ermington for the purposes of forwarding it to the Department of Planning, Industry and Environment for approval to proceed to public exhibition seeking the following amendments to the Parramatta Local Environmental Plan (PLEP) 2011:
  - 1) Amend the Land Use Zone map to rezone the site from part

IN1 General Industrial and part SP1 Special Activities (Place of Public Worship) to part R4 High Density Residential, part B2 Local Centre, part RE1 Public Recreation and part SP2 Infrastructure (Educational Establishment)

- 2) Amend the Height of Buildings map to increase the building heights from part 9m and part 12m to multiple heights ranging from 28m (6 storeys) to 90m (26 storeys)
  - 3) Amend the Floor Space Ratio (FSR) map to increase the FSR from 1:1 to 1.85:1 subject to recommendation (h) being achieved
  - 4) Amend the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council and land for the new school site to the State Government
  - 5) Amend the Additional Local Provisions map to include the site and insert a site specific provision in Part 6 *Additional local provisions – generally* of PLEP 2011 to ensure:
    - 5.1) That design excellence provisions be inserted into PLEP 2011 for the site applicable to buildings of 55m and above in height without the provision on bonuses.
    - 5.2) The total residential gross floor area within the planning proposal site not exceed 507,245m<sup>2</sup>
    - 5.3) A minimum of 30,000m<sup>2</sup> of non-residential floor space is to be provided within the site to serve the retail and commercial needs of the incoming population
- (b) **That** Council update the Planning Proposal at **Attachment 2** to reflect the changes detailed at **Attachment 1**, including the land use map and street locations and widths.
- (c) **That** Council continue to proceed with the drafting of a site specific DCP and it be reported back to Council prior to the commencement of any public exhibition period.
- (d) **That** Council continue Voluntary Planning Agreement (VPA) negotiations based on the floor space ratio of 1.85:1 and the draft VPA be reported back Council prior to the commencement of any public exhibition period.
- (e) **That** Council forward the revised Planning Proposal to the Department of Planning, Industry and Environment for approval to be placed on public exhibition.
- (f) **That** the draft Planning Proposal, draft Site Specific DCP and draft VPA be placed on public exhibition concurrently for a minimum period of 28 days and in accordance with the public consultation strategy detailed in this report.
- (g) **That** Council endorse the Transport Management and Accessibility Plan (TMAP) for the purposes of public exhibition.

- (h) **That** Council endorse the following implementation plans provided at **Attachment 1** which stages the delivery of dwellings subject to traffic and transport infrastructure being in place to serve the incoming population as identified in the TMAP.
- (a) Implementation Plan A – Provides up to 11,000 dwellings over the north and south precincts subject to identified road and traffic works, the bridge to Wentworth Point with light rail or equivalent bus service and Sydney West Metro being delivered. Implementation Plan A will facilitate an FSR 1.85:1 for the northern part of the precinct with and an appropriate development potential in the southern precinct.
  - (b) Implementation Plan B – Should there be no State Government commitment towards Sydney West Metro, the bridge to Wentworth Point and associated light rail or bus service then only 6,700 dwellings can be accommodated within the precinct. Accordingly, a 40% reduction in yield will be applied to the development in Melrose Park to ensure both north and south precincts are treated equitably.
- (i) **That** satisfactory arrangements provisions be inserted into PLEP 2011 to ensure that the number of dwellings constructed aligns with the delivery of the required infrastructure as identified in the TMAP as per the implementation plans detailed in recommendation (h).
- (j) **That** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may arise during the amendment process.
- (k) **Further, that** a report be brought to Council on the potential to exclude wintergardens (enclosed balconies) from gross floor area calculations when assessing development applications that includes:
- (i) Recommended conditions that must be satisfied for wintergardens to be excluded from gross floor area calculation.
  - (ii) Proposed controls that could be included in a Local Environmental Plan and/or a Development Control Plan to achieve this outcome.

The Amendment moved by Councillor Issa and seconded by Councillor Dwyer was put and LOST.

*DIVISION The result being:-*

*AYES: Clrs B Dwyer, M Garrard, S Issa, W Tyrrell and M Zaiter*

*NOES: Clrs P Bradley, D Davis, P Esber, S Pandey, P Prociv and A Wilson*

The Motion moved by Councillor Prociv and seconded by Councillor

Esber was put and CARRIED.

*DIVISION The result being:-*

*AYES: Clrs D Davis, B Dwyer, P Esber, M Garrard, S Issa, S Pandey, P Prociv, A Wilson and M Zaiter*

*NOES: Clrs P Bradley and W Tyrrell*

2304 RESOLVED (Prociv/Esber)

(a) **That** Council resolve to proceed with the revised Planning Proposal (**Attachment 2**) for land at 8, 38-42, 44 and 44A Wharf Road, Melrose Park and 15-19 Hughes Avenue and 655 Victoria Road, Ermington for the purposes of forwarding it to the Department of Planning, Industry and Environment for approval to proceed to public exhibition seeking the following amendments to the Parramatta Local Environmental Plan (PLEP) 2011:

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- 2) Amend the Height of Buildings map to increase the building heights from part 9m and part 12m to multiple heights ranging from 28m (6 storeys) to 90m (26 storeys)
- 3) Amend the Floor Space Ratio (FSR) map to increase the FSR from 1:1 to 1.85:1 subject to recommendation (h) being achieved
- 4) Amend the Land Reservation Acquisition map to reflect areas of open space to be dedicated to Council and land for the new school site to the State Government
- 5) Amend the Additional Local Provisions map to include the site and insert a site specific provision in Part 6 *Additional local provisions – generally* of PLEP 2011 to ensure:
  - 5.1) That design excellence provisions be inserted into PLEP 2011 for the site applicable to buildings of 55m and above in height without the provision on bonuses.
  - 5.2) The total residential gross floor area within the planning proposal site not exceed 507,245m<sup>2</sup>
  - 5.3) A minimum of 30,000m<sup>2</sup> of non-residential floor space is to be provided within the site to serve the retail and commercial needs of the incoming population

(b) **That** Council update the Planning Proposal at **Attachment 2** to reflect the changes detailed at **Attachment 1**, including the land use map and street locations and widths.

- (c) **That** Council continue to proceed with the drafting of a site specific DCP and it be reported back to Council prior to the commencement of any public exhibition period.
- (d) **That** Council continue Voluntary Planning Agreement (VPA) negotiations based on the floor space ratio of 1.85:1 and the draft VPA be reported back Council prior to the commencement of any public exhibition period.
- (e) **That** Council forward the revised Planning Proposal to the Department of Planning, Industry and Environment for approval to be placed on public exhibition.
- (f) **That** the draft Planning Proposal, draft Site Specific DCP and draft VPA be placed on public exhibition concurrently for a minimum period of 28 days and in accordance with the public consultation strategy detailed in this report.
- (g) **That** Council endorse the Transport Management and Accessibility Plan (TMAP) for the purposes of public exhibition.
- (h) **That** Council endorse the following implementation plans provided at **Attachment 1** which stages the delivery of dwellings subject to traffic and transport infrastructure being in place to serve the incoming population as identified in the TMAP.
  - (a) Implementation Plan A – Provides up to 11,000 dwellings over the north and south precincts subject to identified road and traffic works, the bridge to Wentworth Point with light rail or equivalent bus service and Sydney West Metro being delivered. Implementation Plan A will facilitate an FSR 1.85:1 for the northern part of the precinct with and an appropriate development potential in the southern precinct.
  - (b) Implementation Plan B – Should there be no State Government commitment towards Sydney West Metro, the bridge to Wentworth Point and associated light rail or bus service then only 6,700 dwellings can be accommodated within the precinct. Accordingly, a 40% reduction in yield will be applied to the development in Melrose Park to ensure both north and south precincts are treated equitably.
- (i) **That** satisfactory arrangements provisions be inserted into PLEP 2011 to ensure that the number of dwellings constructed aligns with the delivery of the required infrastructure as identified in the TMAP as per the implementation plans detailed in recommendation (h).
- (j) **That** the planning proposal be updated to reflect the dwelling mix specified in the Parramatta DCP for residential flat building.
- (k) **Further, that** Council authorise the Acting CEO to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the Planning Proposal that may