

3. All other conditions of DA/267/2019 remain unchanged.

- (b) **Further, that** the Parramatta Local Planning Panel approve the proposal notwithstanding the non-compliance with the floor space ratio control in Clause 4.4 Floor Space Ratio of the Parramatta Local Environmental Plan 2011 as there are sufficient environmental grounds to justify the variation.

### **REASONS FOR APPROVAL**

1. The proposed modification is substantially the same development.
2. The proposed application is permissible within the R2 Low Density Residential zone and will result in a development which is suitable for the context of the site and locality.
3. The application to increase the floor space of the site is supported as there is no change in the bulk and scale of the building and the changes are not discernible from the streetscape.
4. The application does not impact the amenity of the neighbouring properties and is suitable for the site.

The Panel decision was UNANIMOUS.

### **PLANNING PROPOSALS**

6.1	<b>SUBJECT</b>	Pre-Gateway Planning Proposal for land at 8 Lincluden Place, Oatlands
	<b>REFERENCE</b>	RZ/3/2021 - D08626860
	<b>APPLICANT/S</b>	Think Planners
	<b>OWNERS</b>	Zaki Property Pty Ltd As Trustee For Zaki Property Trust
	<b>REPORT OF</b>	Project Officer

The Panel considered the matter listed at Item 6.1 and the attachments to Item 6.1.

#### **PUBLIC FORUM**

There were no public forum submissions for Item 6.1.

#### **DETERMINATION**

The Panel agrees with the Council officers' recommendation for the reasons given the Council assessment report:

- (a) **That** Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning and Environment (DPE), the Planning Proposal at Attachment 1 for the land at 8 Lincluden Place, Oatlands, which seeks the following change to the Parramatta (former The Hills) Local Environmental Plan 2012:
  - i. Amend the Land Zoning Map from SP2 Infrastructure (Educational Establishment) to R2 Low Density Residential.
  
- (b) **That** the Planning Proposal be forwarded to the DPE for a Gateway Determination.
  
- (c) **That** Council advise the DPE that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
  
- (d) **That** Council delegates authority to the CEO:
  - i. To draft the Planning Agreement based on the submitted offer provided at Attachment 2.
  
  - ii. In the event that a Gateway Determination is issued by DPE, that the Planning Agreement is placed on public exhibition concurrently with the Planning Proposal.
  
- (e) **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 or preparation of the Planning Agreement.

The Panel decision was UNANIMOUS.

6.2 SUBJECT Pre-Gateway Planning Proposal for land at 361-365 North Rocks Road, North Rocks

REFERENCE RZ/2/2021 – D08711383

APPLICANT/S EG

OWNERS NextSense (Former Royal Institute for Deaf and Blind Children)

REPORT OF Senior Project Officer

The Panel considered the matter listed at Item 6.2 and the attachments to Item 6.2.

**PUBLIC FORUM**

- 1. Michael Easson from EG spoke against the report recommendation to refuse the planning proposal.