



**CITY OF  
PARRAMATTA**

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# **MINUTES AND LOCAL PLANNING PANEL REPORT**

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**Parramatta Local Planning Panel  
Tuesday, 16 April 2024  
3.30pm**

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

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**1.1 SUBJECT** Request for Gateway and public exhibition: Planning Proposal for North-East Planning Investigation Area

**APPLICANT/S** City of Parramatta

**OWNERS** N/A

**REPORT OF** **Error! No document variable supplied.**

**PANEL ADVICE**

The Parramatta Local Planning Panel recommends:

- (a) That Council approve:
  - i) The Planning Proposal at **Attachment 1** to the Council report, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure, for the land identified as the North East Planning Investigation Area which seeks the following changes to the Parramatta Local Environmental Plan 2011:
    - a. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.
    - b. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
  - ii) The supporting draft DCP amendments at **Attachment 2** to the Council report, applying to the land in the North East Planning Investigation Area for the purposes of public exhibition.
- (b) That Council advise the Department of Planning, Housing and Infrastructure that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.
- (c) That Council authorise the CEO if the Gateway determination is issued by the Department, that the draft DCP amendments are placed on public exhibition concurrently with the Planning Proposal.
- (d) 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.

**REASONS**

The Paramatta Local Planning Panel generally agrees with the Council Officer's report.

**VOTING**

**Unanimous**

The meeting terminated at 4.42pm.

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Chairperson