

6 REPORTS - PLANNING PROPOSALS

6.1 SUBJECT: Post Exhibition: Planning Proposal and draft Development Control Plan for the North-East Planning Investigation Area

REFERENCE:

APPLICANT/S: City of Parramatta Council

OWNERS: Multiple Landowners

REPORT OF: Group Manager City Strategic Planning

PANEL'S ADVICE:

The Parramatta Local Planning Panel (LPP) advise the following:

(a) That Council approve for finalisation the following for the North-East Planning Investigation Area:

- a) The Planning Proposal at **Attachment 2** that seeks the following changes to the Parramatta Local Environmental Plan 2023:
 - I. Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.
 - II. Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
- b) The supporting draft DCP amendments at **Attachment 3**.

(b) 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 and draft DCP.

(c) That Council write to the Department of Planning, Housing, and Infrastructure to request that the NEPIA precinct be excluded from the application of any future Low and Mid Rise Housing Reforms proposed by the State Government as the NEPIA Planning Proposal and draft DCP deliver additional housing while providing a more appropriate built form and public domain outcome than that achievable under the generic controls proposed under the draft reforms.

COMMENT:

The Panel appreciated the thoughtful presentation from the North Parramatta Residents Action Group but considers the planning controls proposed in the NEPIA Planning Proposal to be appropriate and a superior outcome to the generic controls under the State Government's Low and Mid Rise Housing Reforms which are otherwise likely to apply to the precinct.

Voting 4-0 (unanimous)