

**COM25-18 /
PTE25-24**

**Finalisation of Planning Proposal and Site Specific DCP for 53-61
Rawson Street, Epping**

(Report by the Senior Project Officer)

RESOLVED: Deputy Lord Mayor, Councillor MacLean and Councillor Issa

- (a) That Council approve the finalisation of the Planning Proposal (Attachment 1) for land at 53-61 Rawson Street, Epping which seeks to amend the Parramatta Local Environmental Plan 2023 (PLEP 2023) in relation to the subject site by:
 - i. Introducing an additional local provision to allow an additional Floor Space Ratio (FSR) of 1.5:1 for commercial premises only; and
 - ii. Amending the height of buildings control from 48m (15 storeys) to part 103m RL (22m/5 storeys), part 197m RL (112m/33 storeys) and part 206m RL (122m/36 storeys).
- (b) That Council adopt the DCP controls (Attachment 2) for insertion into Part 8 of the Parramatta DCP 2023 subject to changes being made to clarify that the DCP requirement for 24 hours a day seven days a week public access applies only to the Open Space area of the development.
- (c) That Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature to the Planning Proposal and DCP that may arise during the finalisation processes.

Record of Voting:

For the Motion: Councillor Chen, Councillor Ellard, Councillor Dr French, Councillor Dr Greenwood, Deputy Lord Mayor, Councillor MacLean, Councillor Ng, Councillor Pandey and Councillor Dr Prociv.

Against the Motion: The Lord Mayor, Councillor Zaiter, Councillor Issa, Councillor Jeffrey, Councillor Raffoul and Councillor Valjak.

On being put to the meeting, voting on the Motion was eight (8) votes FOR and five (5) votes AGAINST. The Motion was CARRIED.