



**CITY OF
PARRAMATTA**

MINUTES

**Ordinary Council Meeting
Monday, 9 December 2024
6.30pm**

**Council Chamber
Level 4, PHIVE
5 Parramatta Square, Parramatta**

13.6 **Planning Proposal for 361-365 North Rocks Road, North Rocks**
(Report of Team Leader Land Use Planning)

4966 **RESOLVED:** Councillor Valjak and Councillor Jeffrey

- (a) That Council notes that the property owner has submitted a letter of offer to Council seeking to engage in negotiating and drafting a Planning Agreement (Attachment 3), seeking to provide local infrastructure to support a future development of land at 361-365 North Rocks Road, North Rocks. The Planning Agreement seeks to provide:
- i. A full sized oval construction and embellishment with associated pavilion and amenities
 - ii. Two (2) multipurpose courts capable of being used for pickleball
 - iii. Provision of play equipment adjacent to the community square and oval
 - iv. Provision of a pocket park on the south east corner of the site including play equipment and refurbishment of the existing cottage in that location
 - v. Passive open space or dog park in the north east corner of the site
 - vi. Potential dedication or access easement of bushland reserve at the northern part of the site
 - vii. Dedication of affordable housing
 - viii. Upgrade of shared path connections to the M2 Barclay commuter car park
 - ix. Monetary contribution for pathway upgrades within the bushland reserve and upgrades of open space
 - x. Construction and fit out of a multi-purpose facility of 1,000sqm – 1,500sqm
 - xi. Community parking to support open space and the multipurpose centre uses.
- (b) That the CEO be authorised to secure the delivery of supporting infrastructure by:
- i. Negotiating the Planning Agreement based on the terms outlined in part (a) above;
 - ii. Ensuring the Planning Agreement does not exclude the application of 7.11 contributions and no credits or offsets are provided against contributions for any items delivered as part of the Planning Agreement.
 - iii. Publicly exhibiting the draft Planning Agreement for a minimum period of 28 days;
 - iv. Reporting to Council the outcomes of the public exhibition; and

- v. Correcting any anomalies of a minor or non-policy nature that may arise during the preparation of the draft Planning Agreement.
- (c) That a submission be prepared in relation to the Planning Proposal when it is placed on public exhibition in accordance with the matters detailed in this report.
- (d) That a draft amendment to the DCP be prepared and exhibited for a minimum period of 28 days and the results of the exhibition be reported for Council's consideration.
- (e) That Council request that the DPHI not bring into force any changes to the LEP until the DCP amendment is finalised and the Planning Agreement is signed by Council and the landowner and is registered on title.

Record of Voting:

For the Motion: Lord Mayor, Councillor Zaiter, Councillors Chen, Darley, Ellard, French, Garrard, Issa, Jeffrey, MacLean, Ng, Pandey, Pillamarri, Prociv, Raffoul and Valjak (Unanimous).

10. PETITIONS

There were no petitions tabled at this meeting.

11. RESCISSION MOTIONS

The Rescission Motion was received and was dealt with in Closed Confidential Session of Council (Item 16.5 - Rescission Motion - Strategic Partnership - Request for Council to Enter Into a Confidentiality Deed).

PROCEDURAL MOTION

SUSPENSION OF STANDING ORDERS - ORDER OF BUSINESS

MOTION: Councillor Greenwood and Councillor Darley.

That in accordance with Clause 8.2 of Council's Code of Meeting Practice, Council amend the Order of Business for this meeting, to allow for Item 16.5 Rescission Motion - Strategic Partnership - Request for Council to Enter Into a Confidentiality Deed to be considered as the next item of business and in open session.

Record of Voting:

For the Motion: Councillors Darley and Greenwood.

Against the Motion: The Lord Mayor, Councillor Zaiter, Councillors Chen, Ellard, French, Issa, Jeffrey, MacLean, Ng, Pandey, Pillamarri, Prociv, Raffoul and Valjak.

On being put to the Meeting, voting on the Motion was two (2) votes FOR and thirteen (13) votes AGAINST. The Motion was LOST.