

MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD IN THE ROSELEA COMMUNITY CENTRE, 645 PENNANT HILLS ROAD, BEECROFT ON MONDAY, 17 DECEMBER 2018 AT 6.36PM

PRESENT

The Lord Mayor, Councillor Andrew Wilson and Councillors Benjamin Barrak, Phil Bradley, Donna Davis, Robert Dwyer, Pierre Esber, Michelle Garrard (Deputy Lord Mayor), Paul Han, Andrew Jefferies, Dr Patricia Procriv, Bill Tyrrell, Lorraine Wearne and Martin Zaiter.

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Lord Mayor, Councillor Andrew Wilson, acknowledged the people of The Darug Nation as the traditional custodians of this land, and paid respect to their ancient culture and their elders past and present.

WEBCASTING COUNCIL MEETING

The Lord Mayor, Councillor Andrew Wilson, advised that this public meeting is being recorded and streamed live on the internet. The recording will also be archived and made available on Council's website.

The Lord Mayor further advised that all care will be taken to maintain privacy, however as a visitor in the public gallery, the public should be aware that their presence may be recorded.

OTHER RECORDING OF MEETING

As per Council's Code of Meeting Practice, the recording of the Council Meeting by the public using any device, audio or video, is only permitted with Council permission. Recording a Council Meeting without permission may result in the individual being expelled from the Meeting.

APOLOGIES

Apologies were received and noted for Councillors Steven Issa and Sameer Pandey.

DECLARATIONS OF INTEREST

Councillor Pierre Esber declared a Pecuniary Interest in Item 15.6 of Innovative being the Planning Proposal for land at 1-21 Hope Street, 27-43 Oak Street and 126-130 James Ruse Drive, Rosehill as his son works for the applicant. He advised that he would retire from the meeting during debate and voting on this matter.

Councillor Benjamin Barrak declared a Non-Pecuniary and Less than Significant interest in Items 15.4 & 15.5 of Innovative being the Planning Proposal for land at 14-20 Parkes Street, Harris Park and Post Exhibition Outcomes – Planning Proposal, draft Site – Specific Development Control Plan (DCP) and draft Voluntary Planning Agreement (VPA) for land at 12A Parkes Street, Harris Park. He advised that he would retire from the meeting during debate and voting on this matter.

15.2 SUBJECT Planning Proposal for land at 10 Valentine Avenue,
Parramatta

REFERENCE RZ/6/2018 - D06467901

REPORT OF Project Officer-Land Use Planning

1841 RESOLVED (Esber/Tyrrell)

(a) **That** Council note the recommendation of the Local Planning Panel dated 28 November 2018 in relation to this matter as detailed below, noting that the Panel's recommendation is consistent with the Council Officer's recommendation to support the proposal.

(b) **That** Council endorse the Planning Proposal included at **Attachment 2** which seeks to amend the PLEP 2011 by:

- a. Increasing the FSR on the Floor Space Ratio Map from 6:1 to 10:1;
- b. Amending the Height of Buildings Map by removing the 54 metres height limit that currently applies to the site;
- c. Inserting a site-specific clause that exempts office premises from the FSR calculation; and
- d. Inserting a site-specific clause that prohibits the subdivision of the aboveground car parking;

subject to the inclusion of a site-specific LEP clause that applies the maximum car parking rates endorsed as part of the CBD Planning Proposal.

(c) **That** Council authorises the Acting CEO to prepare and exhibit a site-specific DCP which provides for a maximum podium height at 25.0 metres AHD in accordance with the existing development consent (DA/841/2017). The DCP should also require the footpath

design to be capable of being narrowed if Valentine Avenue is converted to two-way traffic in the future.

- (d) **That** the Planning Proposal be forwarded to the Department of Planning and Environment with a request for a Gateway determination.
- (e) **That** Council advise the Department of Planning and Environment that the Acting CEO will be exercising the plan-making delegations for this Planning Proposal as authorised by Council.
- (f) **Further, that** Council authorises the Acting CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during plan amendment processes.