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O/N H-1131833

**CITY OF PARRAMATTA COUNCIL**

**LOCAL PLANNING PANEL**

**RECORD OF COUNCIL MEETING**

**PANEL MEMBERS:**      **MARY-LYNNE TAYLOR (CHAIR)**  
                                 **IAN GILBERTSON**  
                                 **ALF LESTER**  
                                 **DAVID RYAN**

**DATE:**                      **3.42 PM, TUESDAY, 21 JANUARY 2020**

MS M. TAYLOR: Good afternoon, ladies and gentlemen, and welcome to this first meeting of the ..... matter, Local Planning Panel meeting today. We acknowledge it's being held on the lands of the Burrumattagal Clan of the Darag, the traditional landowners in Parramatta, and the panel pays its respects to elders, both past, present  
5 and emerging. This is a public meeting which will be recorded, and the recording will be archived and available to you on council's website. We just ask you to be aware of the fact that you will be recorded, and we ask you, as we will promise to behave ourselves.

10 There are no apologies today, we have everybody here, and there are no declarations of interest. We've all signed a document that says there's no conflict of interest in us appearing before you on this matter today. We are down to four matters, as item 6.2, which was a planning proposal for land at 1 Woodville Road, Granville, has been withdrawn, so if you're here to talk about that, that won't be on the agenda today.  
15 But, however, you've come out in the middle of the day, and we thank you for coming to help us with our decisions here. So, the first – the reports will go in this order. First of all, 1 Dunmore Avenue. Second of all, 49 Rawson Street, Epping. Third of all, 1 Bennetts Road, West Dundas, and then finally, the planning proposal at Granville. And we have people speaking for and against some of these matters.

20 So, in the first matter, which is 1 Dunmore Avenue, Carlingford, we have an applicant that has put its name down to speak. Is there anybody here to speak against that application? Now, 1 Dunmore Avenue is a review of a process of the council that has been taken on appeal, and we are asked today to give our decision on what  
25 the review should have been, which will then – may or may not be a court case coming after that. This is for dwelling – multi-dwelling housing development which is four two-storey townhouses at Dunmore Avenue, Carlingford. Is there anybody here to speak against that? Well, Mr Byrnes, you're speaking on behalf of the applicant. Would you like to speak first? Thank you.

30 MR A. BYRNES: Thank you, Chair and panel. I also have with me the clients, the stormwater flooding engineer and the architect, if there's any question to detail. I put down my name, I guess, primarily to respond to any issues that may have arisen if any objectors spoke. We're very pleased with the process that we've gone through.  
35 We thank the council staff for the rather robust process in arriving at the final set of plans that are before you, and the recommendation. The appeal that we've put in place has really been essential, and we've communicated this to council, essentially to keep the opportunity open for us to keep working with council and come before you for a decision. You will note that in the amendments that are before you from  
40 what we – was originally refused by the panel, there's been some significant amendments.

I think probably the biggest shift in that is really the deletion of the basement, which has allowed for a whole lot of knock-on improvements. We've been able to  
45 therefore meet the landscaped area requirement, well exceed the deep soil requirement. Obviously when you remove a basement dive structure, that – that

introduces a whole lot more deep soil. We've been able to significantly improve the configuration of the private open space in its relationship to the townhouses. It's probably worth noting that in terms of private open space, we will exceed what will become the DCP controls. There's a harmonisation LEP going through the council  
5 which will result in the private open space requirement for these particular townhouses, being 40 metres squared. We will exceed that future control for the site, and as a result of those amendments, we are – we're pleased that you have before you a recommendation for approval, and we'd seek your adoption of that.

10 We've had a look at the conditions of consent and, in particular, the first time around in front of this panel, there was a question raised by an adjoining neighbour about maintenance, in terms of getting access to the rear of the property, and as a condition of consent, they're requiring rear fences, which we're very happy to comply with. If you've got any questions, I'm right here, as also is the flooding engineer and the  
15 architect. Thank you.

MS TAYLOR: Thank you very much, members of the panel. Any questions of the applicant? Before we go on – sorry. I should just introduce the panel, which I haven't done today. On my left is David Ryan, a town planner. On my right is Mr  
20 Alf Lester, an architect. On his right is Ian Gilbertson who is your community member, and my name is Mary-Lynne Taylor. I am Chair of today, and I'm a lawyer. Thank you very much. Mr Lester, did you have some questions of the applicant?

25 MR LESTER: Yes. I had a couple of questions. The first one was just confirming the way that the rainwater tank would be served because the base level of the rainwater tank is approximately three metres above the lowest point of your downpipes from the rear of the property, which would mean you'd have a fully-charged system up to three metres in depth, even to get water back up to the  
30 rainwater tank which is located under the driveway.

MS S. WEHBE: So, yes, I'm on the stormwater – do I talk, yes?

UNIDENTIFIED MALE: Do we need the microphone, or are we okay?  
35

MS TAYLOR: Yes. Would you go over to the microphone?

MS WEHBE: Sure.

40 MS TAYLOR: Just speak up a little. Note the age of the people on the panel.

MS WEHBE: So, my name is Sharon Wehbe. I'm a civil engineer.

MS TAYLOR: Thank you.  
45

MS WEHBE: I designed the stormwater system. The rainwater tank downpipes can be charged to the rainwater tank from the roof level, so all the downpipes are charged

to the rainwater tank, and the rainwater tank has to meet the BASIX report and be distributed to the toilets and showers, as specified in the BASIX report. And there's a pump in the rainwater tank to – to get the water everywhere that it needs to go to, and irrigation.

5

MR LESTER: Right. But does that mean that there would be three metres of water – of water - - -

10 MS WEHBE: There's usually a gap, like a 200 gap because there's usually an overflow pipe, so if the water does fill up in the rainwater tank, the - - -

MR LESTER: No, not the rainwater tank. I'm talking about from the downpipes at the rear of the property - - -

15 MS WEHBE: Yes.

MR LESTER: - - - if you look at the RL where they hit the ground - - -

MS WEHBE: Yes.

20

MR LESTER: - - - they will be roughly three metres below the RL of your rainwater tank.

MS WEHBE: So, it works on a charge system from the top of the roof.

25

MR LESTER: Yep.

MS WEHBE: And it – it's all worked on a charge system from the downpipe that - - -

30

MR LESTER: Right.

MS WEHBE: - - - at the roof level.

35 MR LESTER: But that would mean there'd be a permanent level, once it got to the rainwater tank.

MS WEHBE: Yeah. So, the – the pipes need to be soldered-welded, so yeah, it's all water-tight.

40

MR LESTER: They'd have to be totally – totally sealed - - -

MS WEHBE: Yep.

45 MR LESTER: - - - all the way through?

MS WEHBE: Yep.

MR LESTER: Okay.

MS TAYLOR: I think there's conditions to that effect - - -

5 MS WEHBE: I'm sure there is.

MS TAYLOR: - - - which are satisfactory to you - - -

MS WEHBE: Yep.

10

MS TAYLOR: Is that correct?

UNIDENTIFIED MALE: Correct.

15 MR LESTER: Yep. The next question I have is – to – a design question. But I noticed that the balconies to each of the units, apart from one, are relatively narrow. Is there any thought about making them a little bit more accessible? I notice that there's private open space to each of the units, but they're quite narrow, other than one which is facing toward the rear of the property. Was there a reason why they  
20 were so tight?

UNIDENTIFIED MALE: .....

25 MS TAYLOR: Your name, sir?

MR J. EL-SABBAGH: Joe El-Sabbagh, the architect. The intent of those balconies were purely to just use it as an access point to use the lower areas. By having them larger would have a roll-on effect in regards to the stormwater, so we tried to maintain quite a – a fairly large space for the stormwater through the rear, as well as  
30 elevated. So, the reason – you know, ultimately it'd be nicer to have them straight on the ground and have access from that, but given that we have flood control levels that we needed to maintain, and making them any larger would actually again have a – have an effect in regards to privacy, having elevated decks closer to our neighbours.

35 And again, our next-door-neighbour did present to the panel in the original DA, and had – had privacy concerns, so that's the main reason why they're quite – they're small, and use a more – ever – an access point to use the larger space which is on-grade and be more useable - - -

40 MR LESTER: Right.

MR EL-SABBAGH: - - - instead of having two smaller spaces or average spaces, we – we went with the decision to have a smaller space and much more larger space on the ground which would be useable.

45

MR LESTER: Okay. There's another issue just on the landscape drawings which we, for some reason, didn't have, but we've actually had a chance to quickly sight

them. Is there any suggestion – because a lot of the landscape has been taken out as – as part of this development, there’s a suggestion that the – some advanced trees might be put back in, particularly into the street, to provide a better – better protection for the – or better visual end result?

5

MR EL-SABBAGH: Yes. We’ve got no objection to having such conditions if - - -

MR LESTER: So, mature - - -

10 MR EL-SABBAGH: But there isn’t a landscape plan. There are some trees that have been proposed to the front - - -

MR LESTER: Yes.

15 MR EL-SABBAGH: - - - but not to the street. So, if council has a - - -

MR LESTER: No, I was thinking more to the – the ones that you’re presenting to the – to the street - - -

20 MR EL-SABBAGH: Yea.

MR LESTER: Are they advanced, to try and offset the loss?

25 UNIDENTIFIED MALE: Okay, So, the ..... advanced species. Yeah. Okay.

MS TAYLOR: Condition that you would agree to?

UNIDENTIFIED MALE: We’d be very happy for that as a condition.

30 MR EL-SABBAGH: They’re at 45 litres at the moment, so you know, if they need to be at 100 litres, I’m sure we can - - -

UNIDENTIFIED MALE: No objection.

35 MR EL-SABBAGH: You know.

MS TAYLOR: Do you have a question? Are you finished, Al?

MR LESTER: Yeah.

40

MS TAYLOR: Right. David.

MR D. RYAN: Probably for Mr Byrnes.

45 MS TAYLOR: Thank you.

MR RYAN: Just in relation to the lot size and the reliance on 4.183 - - -

MR BYRNES: Mmhmm.

MR RYAN: There are the four elements of that that the panel needs to be satisfied of. The council report deals with three of them. It just doesn't deal with the fourth  
5 one, which is significant existing vegetation will be retained, and landscaping is incorporated within setbacks and open space areas. In going to the site, the panel made the observation that the site is reasonably clear of vegetation, but what – in a landscape sense would be described as significant, trees are in one corner - - -

10 MR BYRNES: Right.

MR RYAN: - - - and I'd just like you to step us through the – the process of how we as a panel can be satisfied as to the fourth point.

15 MR BYRNES: Can I just grab the landscaping plan again off you, please, Janet? Thank you.

MS TAYLOR: Too hard to put it on the screen?

20 UNIDENTIFIED FEMALE: It'll take me probably about five or 10 minutes.

MS TAYLOR: Okay. Okay.

MR BYRNES: So, I think - - -  
25

MR RYAN: So, it's the first point, being the significant existing vegetation is retained, is the relevant - - -

MR BYRNES: That's right. So, along that – that boundary, that's given the  
30 vegetation is also affected by whether the overland flow will occur. So, acknowledging that it's there, and it's obviously subject already to overland flow, so what we've sought to do in – in this application is where there will be some impact on that existing vegetation and where it is therefore incapable for us to retain it, we then need to fall to the second part of that sentence, and landscaping is incorporated  
35 within setbacks and open space areas. And so we rely upon, I guess, that second part, where we say, "Well, we've got a landscaping plan here that seeks to put in place landscaping". This proposal exceeds the deep soil requirements under the DCP, so the DCP, I think, is around 30 per cent deep soil. I think we're around 42-and-a-half per cent deep soil which gives us opportunity to certainly encourage  
40 landscaping to be incorporated within setbacks and open space areas, as set out in that fourth dot point.

MR RYAN: It's okay, except it's an "and", so it has to be - - -

45 MR BYRNES: Not at all.

MR RYAN: Two. So possibly – I mean, if I could possibly assist?

MR BYRNES: Mmhmm.

MR RYAN: My understanding of the trees that are there are English Oak and  
Camphal Laurel - - -

5

MR BYRNES: Yes, I believe so. I'd need to double-check that, but - - -

MS TAYLOR: Well, we've checked it - - -

10 MR BYRNES: You've checked? Good.

MS TAYLOR: - - - and they are – they are not significant native trees.

MR BYRNES: Right. Right. So, rather than relying upon introduced species, we  
15 would think it's preferable to – to incorporate on this site native species, and I  
believe that's what we've sought to do under the landscape plan, and so whether  
introduced species could therefore be described as significant existing vegetation is  
questionable. We would say significant existing vegetation can certainly be  
described as such if it was a more native species, and therefore we think we've got  
20 the right balance here, in terms of removing those introduced species and looking to  
provide native species.

MS TAYLOR: Anything – Mr Gilbertson. Right. Okay. As there are no objectors  
to this matter, I thought we might leave this and move on to the next one. Okay.  
25 Thank you. We'll make a decision about that shortly. You can stay if you like, or  
go, whichever you like. So, we might move – might move on now to 49 Rawson  
Street, Epping. This is the use of a community facility. It was a Masonic hall, and  
now the council owns it, and Mr Dennis Smith is speaking on behalf of the council,  
is that correct? Do I take it there are no objectors to this use? Okay. Mr Smith, are  
30 you here? We'll stand that one – and, council, is anyone speaking on behalf of this?

MR G. McDONALD: Excuse me, Chair. I'm Guy McDonald from council. I was  
the applicant of the ..... Council. I was not aware that Mr Smith was going to talk on  
this matter, so if you could - - -

35

MS TAYLOR: Would you like to speak on it?

MR McDONALD: Yes - - -

40 MS TAYLOR: Or did you want to say anything?

MR McDONALD: If there's any questions the panel has, or - - -

MS TAYLOR: I think if you would come forward - - -

45

MR McDONALD: .....



MS TAYLOR: This is the use of what was a Masonic hall in Epping, next to the Epping Club. Council has now bought it. It's going to have a community use. Hard to find anything wrong with that, but there might be questions from the panel.

5 MR BYRNES: Certainly.

MS TAYLOR: Right. Okay. Now, panel members, did you want – your name again, sir?

10 MR McDONALD: Guy McDonald.

MS TAYLOR: Guy McDonald. And you were the applicant on behalf of the - - -

15 MR McDONALD: Yes, on behalf of the council.

MS TAYLOR: Thank you very much. A council application. So, anyone from the panel got a question to Mr McDonald?

20 MR LESTER: I'll just – I can stand up. I think the panel just wanted to be assured that the accessibility of the development had been carefully addressed, and for example, in visiting the site, the bus got around to the front of the building and it had to back very, very carefully all the way back through because there's no continuity of access which would make it very difficult to drop somebody off at that facility. There's a question about disabled access, and I think the drawings, while they're not  
25 specific, but I presume that it fully meets accessible requirements because there's stairs from the major entry or the main entry into the building.

MR McDONALD: They certainly do. We – last week – on a different matter, we did a review of all council's community halls. We did visit 49, with council's in-  
30 house DDA consultant. From that review, he was quite comfortable with access to it. We do – and I'm quite happy to admit this, there is currently – as you walk in, the main floor is half a floor level above ground level. There is currently a small lift there, to provide disabled access to the main floor from the ground floor. We will be upgrading that lift, to increase the carrying capacity of that lift to 320 kilograms from  
35 the current 250 kilograms. That will be done. Once that's done, we believe that disabled access requirements will be met.

40 Part of the design of – being community facilities is we have access codes to gain entrance to council's buildings and the meeting rooms. Following that review and the report from our in-house consultant, we will be putting the access pole on the left-hand side of the main entrance where the grade is suitable for a person who happens to be wheelchair-bound – be able to rest – to press the entry code to gain access to the premises, as well as, of course, accessible toilets and ambulant toilets within the building.

45 MR LESTER: Yeah. It's just that the drawings we saw weren't marked - - -

MR McDONALD: Oh, okay.

MR LESTER: - - - for all those issues, so - - -

5 MR McDONALD: So, certainly – we – rest assured, council has a very – and me personally, a very strong commitment to ensure equity of access to all our facilities.

10 MR LESTER: And I guess the other part of that question is would it then be possible to look at extending the access way - the current vehicle access way which is – also can be used as a pedestrian, so that it interconnects perhaps in a one-way direction into the carpark, so that would provide – at the moment you can't drive through to the carpark.

15 MR McDONALD: And, look, we'll certainly take that recommendation on board. Obviously - - -

MS TAYLOR: Condition 9.

20 MR McDONALD: - - - we'll speak with our in-house traffic engineers, to ensure how it affects the overall traffic issue. But physically it's not extensive work. We will probably lose two car parking spots - - -

MS TAYLOR: Yes.

25 MR McDONALD: I would say in the carpark. I – again, just tying it to the disabled access – equity access. We'd just ensure that obviously we've got two equitable access parking spots nearby. We just want to make sure there's no inverse effect on those, but I can't see any objections overall.

30 MR LESTER: And I assume it would also extend to lighting as well, to provide adequate lighting?

35 MR McDONALD: We were also out there with our security – we're aware – part of, I guess, our passive security thing, but all just general management, we are looking at upgrading the external lighting of the building, particularly the walkway which runs down between the hall and the adjacent residential development, that hallway there. We want to light up that, but we'll also increase lighting generally around the hall, and upgrade the lighting, so that .....

40 MR GILBERTSON: Right. Okay. We were also concerned that this is all new, the volume, the type of access, and we just felt that it would be wise for the council to consider reviewing these accesses and – disabled access, etcetera, in another 12 months, to see that there is sufficient around for the need of that facility.

45 MR McDONALD: I totally agree. They – we have got, as we said, a strong commitment in this area, but also an ongoing commitment. Part of my responsibility is the management of capital – council's capital renewal program – major

maintenance items. And I'm the notional owner of the building and the land on behalf of council, so we will be reviewing it, and we – and regularly inspecting it, so.

5 MS TAYLOR: In view of that, is the panel able to make a decision right here and now on this one, and we'll fine-tune the wording later. Are we in agreement that this should be an approval?

MR LESTER: Yes.

10 MS TAYLOR: Yes. Thank you very much.

MR McDONALD: Well, thank you, Chairperson. Thank you, panel.

15 MS TAYLOR: We note that Condition 9 suggests that you're going to provide that carriageway into the carpark. We're going to add a condition that says we also want lighting to be considered at that stage, and we're going to do a recommendation – there should be a review, by the sound of things – we're going to review things anyway - - -

20 MR LESTER: Yes.

MS TAYLOR: - - - but we feel our responsibility is to bring to your attention that access to the building could be improved a little there.

25 MR McDONALD: That's fine.

MS TAYLOR: Thank you very much.

30 MR McDONALD: Well, thank you for your input.

MS TAYLOR: Consider that matter to be approved, the wording to come later. Thank you very much.

35 MR McDONALD: Right. Thank you.

MS TAYLOR: Okay. Thank you, ladies and gentlemen. Moving on to item number 3 which is the childcare centre that has been before a panel before, and has come back again to this panel, with an additional traffic report. I have three people down to speak to this matter. Needless to say, we've been out on the bus to look at the site and observe the street and have a look at the impacts on the street that is  
40 Bennetts Road West. I've got Jarki Jong wanting to speak against; Bun Shwan Chin wanting to speak, and Yuan Long Tat. Are you here? Who would like to go first? Jarki Jong.

45 UNIDENTIFIED MALE: Madam Chair, do you want to ..... do you want .....

MS TAYLOR: It doesn't matter. No, no. No, no. So, any speakers against this application for the childcare centre – Bennetts Road West? Okay. Then tell me this. Is there anybody here who wants to speak against the childcare centre, and if so, I'm inviting you – come on, come on up and tell us who you are, and your address, and what you would like to say.

MS D. SMITH: Certainly. I didn't put a lodgement to the agenda about speaking because I just assumed that there was other people going to be speaking against this.

10 MS TAYLOR: Okay. May we have your name?

MS SMITH: Yes. My name is Diane Smith - - -

MS TAYLOR: Yes.

15 MS SMITH: - - - and I'm from Park Road, Dundas, which is on the corner of Bennetts Road West where the residents in – question is going – you know, is going to be built.

20 MS TAYLOR: Yes.

MS SMITH: I actually put in an official letter when the first development application plans were posted to me, and my objections ranged from the fact that a 57-childcare – a 57-children childcare centre needs at least probably 11, 12 staff to operate it, and 15 car spaces will, you know, barely cover their, you know, presence there – the staff presence. I had a – personally had an accident on that road. It's very narrow, and parking is – I've just had an accident reversing out my driveway. Yeah, it impacts on the whole neighbourhood. There's a lot of little children in that neighbourhood, and a few cul de sacs that go off that road as well, so there's a lot of children walking to and from school, and parents.

30 There's already other childcare centres in the area, and – yeah, and none of them are in the numbers of 57. Like, they're all 34 children childcare centres, 36-centre childcare centres, and I think there's about three in the local area – four – four in the local area.

35 MS TAYLOR: Thank you. Right.

MS SMITH: Yeah. I mean, I just sort of was a bit puzzled that it had gone any further really. I can't understand why council did not, you know, like look at that area and the demographics of that area, before even, you know, allowing a development application to get that far.

MS TAYLOR: Well, it's approvable in the zoning, so the council can't say, "You can't have one".

45 MS SMITH: In zoning – it's a residential zone.

MS TAYLOR: Yes. But that's where they go, unfortunately. That – if you don't like them – this is where they are allowed to go. So, you've lived in the area for how long?

5 MS SMITH: Since 2005.

MS TAYLOR: Right. Thank you very much.

10 MS SMITH: And as I said, the narrowness of that street – if you have cars parked on either side of that street – a big truck can't even get through, so - - -

MS TAYLOR: There's been a report done since the last time this was before a panel. Have you read the council report for today's meeting?

15 MS SMITH: Before the last time?

MS TAYLOR: No, for this one, for this one. There was a meeting - - -

20 MS SMITH: Yes.

MS TAYLOR: And they – the panel - - -

MS SMITH: And I - - -

25 MS TAYLOR: - - - said, "Please get some more traffic work done". That has happened, and there's now another report. Have you had a chance to read it?

MS SMITH: I haven't, but there doesn't seem to be any changes to the – sorry - - -

30 MS TAYLOR: Well, there's a response to what was asked for.

UNIDENTIFIED MALE: Excuse me, Chair.

35 MS TAYLOR: No, sir, thank you.

UNIDENTIFIED MALE: Right.

MS TAYLOR: I'm listening to – you'll get your turn.

40 UNIDENTIFIED MALE: Sure.

MS TAYLOR: Right. So, you haven't read it?

45 MS SMITH: I have not read it, no, no.

MS TAYLOR: Okay. Okay. Questions from the panel?

MS SMITH: And also – can I just say, this letter that was letting us know about this meeting today, it was very convoluted, and the address – the email or the addresses – the website addresses that were guiding us to business operation, or something like that, which I gather was the agenda, which was not available to us until three days  
5 before this meeting, and then we had to respond one day before this meeting.

MS TAYLOR: Well, you respond by saying whether you were going to speak or not.

10 MS SMITH: Yes, yes.

MS TAYLOR: Yes.

MS SMITH: And give our agenda item.  
15

MS TAYLOR: Yes.

MS SMITH: Yes.

20 MS SMITH: To you then?

MS TAYLOR: I see.

MS SMITH: So, sorry. Thank you very much, panel.  
25

MS TAYLOR: I wouldn't mind if you would just have a little word with our – ..... , who is our PA for this particular – and just explain to her what your problem was with that.

30 MS SMITH: Okay. Thank you, panel.

MS TAYLOR: Thank you very much for speaking. Now, yes, next.

MS SMITH: Thank you.  
35

MS J. BEAUCHAMP: My name is Jane Beauchamp and I live at number Werrina Place. I would just like to reiterate what this lady has just stated. It is a very bad position to put a childcare centre. The reason being is, as she said, the street is narrow, and we have lived – I have lived in the area for over 27 years, and I am  
40 concerned that the volume of traffic coming in and out of there with the childcare centre will pose problems. And it means too that also a lot of the people who are delivering their children to the childcare centre may not always be able to go into the centre itself and park, therefore they will then park out on the street, and it's already congested as it is with parking, not only from the residents, because we are usually  
45 one car – we're more two-car, three-car families these days, but people from the units, and park – road-park on that street as well. So, there is an overload from there, and it will cause impact problems to vehicles and to people, and it's an accident

waiting to be happen – well, this lady has just stated, she’s been in an accident. It’s problematic. We’re not averse to having a childcare centre in the vicinity. It’s just the position of where it’s been chosen to be placed. It’s wrong.

5 MS TAYLOR: Yeah. So, did you speak at the last meeting?

MS BEAUCHAMP: Yes, I did.

MS TAYLOR: And have you read the report?

10

MS BEAUCHAMP: Yes, I have.

MS TAYLOR: Okay. Thank you very much. Was there another speaker?

15 MR M. McCLELLAN: Yes. I’m - - -

MS TAYLOR: Out there, please. We’ve got a recording going on.

MR McCLELLAN: My name’s Matthew McClellan. I’m the applicant, or one of  
20 the applicants.

MS TAYLOR: Well, hang on a minute. We’re dealing with people who are not applicants yet.

25 MR McCLELLAN: Oh, sorry.

MS TAYLOR: So, could we just have, first of all, people who wanted to speak against the application? Is there anybody else who would like to do that? Yes, down the back. Come on up. That’s just the usual procedure.

30

UNIDENTIFIED MALE: I’m sorry.

MS TAYLOR: No. You’ll get a chance, don’t worry.

35 MR A. WAHBE: G’day. My name is Albert Wahbe. I live in Bennetts Road West which is directly across road from number 1. I’ve lived there for – for probably 40-odd years. I used to live in number 1a which is next door to the development. Yeah. So, just over the years I’ve seen the cars increase on that – on that street. And I myself have had a number of accidents backing out of my driveway, just hitting the  
40 car directly across. Like, it’s very – very narrow. So, I’d just – I had a quick look at the traffic report, and I believe there’s a – there’s just one major flaw. While they did some wonderful calculations about the cars, the increased cars coming in and out of the childcare centre, but the problem is is it’s – it’s a two-way street, but then it becomes a single-lane two-way street for cars parked either side of the street, and  
45 that’s really the major – major problem which everyone has a concern about.

I myself, when I reverse into my driveway, there's cars coming off Park Road waiting behind me. Now, they're going to be building up, which might cause another accident on Park Road. Do you know what I mean? That's – that's the main thing. Like, the – the increase in cars coming from the duplexes built on Park Road. Everyone parks just sort of the top end of the street, and – look, it's – I myself, I leave early and sort of come home late, so I miss most of the traffic, but my wife has a major concern about, you know, backing our car in and out of the driveway. And like I said, the – well, expanding on Glen and Jane's points, just the – the kids walking down the street, going to St Patricks Marist College and the surrounding schools, they're likely to, you know, cause – cause a dangerous situation. So, that's – that's all I've got to say.

MS TAYLOR: Thank you.

15 MR WAHBE: Yeah.

MS TAYLOR: Questions from the panel? Thank you, Mr Wahbe.

MR WAHBE: Thank you.

20 MS TAYLOR: Was there anybody else who wanted to speak against this application?

MR P. MARRIOTT: Just briefly if I could, please?

25 MS TAYLOR: Yes.

MR MARRIOTT: My name is Peter Marriott. We owned for many years number Bennetts Road West, and my son now own – and his wife own number Werrina, which is the first one around the corner. I've been actively involved in that street since – oh, over 30 years. We were very active in that development of the old drive-in theatre, where it went on for about four years. Traffic studies were done, and it was all the – it was all going to be great. There was not going to be any excessive traffic out on the street, passing streets. Parkland Avenue, which is just south of the project, and Bennetts Road West unfortunately have copped hell since then. I mean, the people just park wherever they like. They don't – they really – you know, they've got to park somewhere, I understand that.

40 The problem with Bennetts Road West is that you've got – everyone has said, there is two – two rows of cars parked, and they've got to park somewhere. I've been forced on two occasions, one was nearly a head-on because somebody came round the corner off Park Road at excessive speed, but where was I going to go – I'm about three cars from the corner, and suddenly this guy is on me. I'm forced to back down about seven or eight cars to the – Carrawarra Street.

45 It's not the first time I've been forced to back up, and it's quite dangerous. And I've tried to – I have watched the garbage truck trying to get down that street, and that's a



lesson in absolute brilliance on the part of the driver. There are a lot of children around the place, and in fact, I have a new grandchild of my own there that I'm concerned about. The – the other issue is – and I don't know what time of the day you people inspected, but you have mothers and fathers dropping children off at the bottom of Bennetts Road West, in a cul de sac, for the kids to walk across the bridge, up the other side of Bennetts Road West, to St Patricks College. And in the afternoon, a lot of the parents come and collect them.

The kids will also come back and possibly walk back along Calder Road – might – wherever they might go to. But having said that, children aren't always – and including high school kids, aren't always very – what shall we say, not cooperative – not the word I'm looking for, but obedient about their – about their traffic manners. So, you know, Jack is walking up the road talking to his mate, talking about whatever has happened, or what might happen. And I've seen a couple of times there, where I think, "My God, you kids are going to get flattened there in a minute". And people have no patience. That's what concerns me, and I have a feeling – and when I pick kids up from preschool – I do it once a week down at Rozelle, to pick up my – one of my granddaughters. And the attitude of people is that, "I need to get in there and pick up my child. I don't quite care where I park. If I can't get access to the site, I'll just park and I'll run it. I'll double-park. I'll do anything". And that's a sad situation.

Fine. I've got no problems with preschools. There are preschools – we had kids at preschools there of our own over the years. There's one further down Park Road. There's one immediately behind it, in the old drive-in site. Quite why there's another one required at that position. I'm sure there's got to be a better place for it. I'm not against them happening at all. We've got to – we've all got to live with development, but I think it needs to be critically looked at, where it's at in that position. I just believe it's very, very dangerous.

MS TAYLOR: Mr Marriott, these matters were brought up to another panel - - -

MR MARRIOTT: Right.

MS TAYLOR: - - - which required there to be an additional safety audit undertaken by independent traffic engineers. That has been done, and those traffic engineers and the council's traffic engineers have said, "This is acceptable". Now, if there things to change in this area, for example, some sort of parking controls, it is in the hands of a local traffic committee which involves the police and the council and other wider bodies, so it's not any one person making a decision. And getting access to the local traffic committee requires enthusiasm on the part of locals.

MR MARRIOTT: I fully understand that.

MS TAYLOR: I'm suggesting that via your councillors, you might like to continue your interest in what happens in the street.

MR MARRIOTT: I certainly would. I mean, we're already in the middle of council – the whole area is – we've had dealing with them for years because the whole area is infected by the – well, that's not the right word I'm looking for – the university just going carte blanc, and people parking everywhere. We've had so many near  
5 accidents in the whole area because of this, and council does what they can, I'm sure, but we're now faced with exactly the same situation over at Dundas Station, having taken the train, all the parking has just suddenly been ripped out. So, where do you start, stop, I don't know. But I just see this – they can come and do their audits, and I know Richard Searle, and I've spoken with him on several occasions about matters.  
10 And they're good people, and they try and do the right thing. But they're not – they're not there all day long, and that's the problem. That is the problem, you know.

MS TAYLOR: So - - -  
15

MR MARRIOTT: But – look, I've said what I can say. I - - -

MS TAYLOR: Any real change will involve another body. I'm encouraging you  
- - -  
20

MR MARRIOTT: You are, yes.

MS TAYLOR: Be in contact with your councillors and that body.

25 MR MARRIOTT: I hear what you're saying.

MS TAYLOR: No matter – regardless of what happens here today - - -

MR MARRIOTT: Sure.  
30

MS TAYLOR: By the sound of things, you've got a handle on it - - -

MR MARRIOTT: I'm not one for not standing back, don't worry. I'm just – that's fine. But, you know, you can only fight so many battles at once, and I understand  
35 what you're saying.

MS TAYLOR: Yes. Yes.

MR MARRIOTT: That's fine. But, thank you.  
40

MS TAYLOR: Thank you.

MS BEAUCHAMP: Excuse me, Chair. May I ask a question? Was that  
45 independent report placed on Parramatta Council? Was it there for viewing by the general public?

MS TAYLOR: It was a requirement of the council that this applicant go out and get another independent person to do it. It was done by the firm of Craig McClaren who is accepted in the Land and Environment Court as a first-rate traffic engineer, and he had to employ three auditors, people with qualifications of audit, to do the work.

5 And it has been done, and the council has reviewed it and has accepted that it is an appropriate audit that they required. So, anyway, me not to say anything more. It's for you speaking - - -

MR MARRIOTT: No. I just – no. If I can just finish by simply saying – I mean, 10 it's another situation. Once it's proved and done, it's done and dusted. And then if there are problems – and this is – we fought this with the drive-in for so long, and it's – once it's happened and it's gone, too bad. And that's the thing that worries me. There's no control over it ongoing, so - - -

15 MS TAYLOR: Well, there are. They're called councillors.- - -

MR MARRIOTT: Well, you hope for the best.

MS TAYLOR: - - - and they work in this area. 20

MR MARRIOTT: Thank you.

MS TAYLOR: Thank you very much. Anybody else to speak against this application? Okay, applicant. 25

MR McCLELLAN: Thank you, Chair. Matthew McClellan. Just making my presence known. I'm also here with the road safety auditor, if you've got any questions for him.

30 MS TAYLOR: Thank you. First of all, panel members, anybody want to ask a question of Mr McClellan who's the applicant?

MR LESTER: If Mr McClellan could comment on the issues that have been raised.

35 MS TAYLOR: Well, if you'd like to comment on the issues raised by the objectors.

MR McCLELLAN: Sure. I'd like to say, first I'm a layman. I'm not a traffic expert.

40 MS TAYLOR: Yes, but you're the person that's going to have the problem.

MR McCLELLAN: Sure. In my experience, I've found that people always park in the carpark, as opposed to on the street, in terms of setup, with the easier access out of the carpark. 45

MS TAYLOR: You have experience in childcare centres?

MR McCLELLAN: Correct.

MS TAYLOR: Yes.

5 MR McCLELLAN: We currently operate 11. I've never seen a childcare centre  
carpark full. Then people come and go at different times. I've never seen a carpark  
centre – a carpark at a centre full. In regard to the road safety issues, we've reviewed  
the government website which shows there's not been an accident on the corner of  
10 Park Road and Bennetts Road since data was collected in 2014 - - -

MS TAYLOR: Well, people might disagree with you on that, but he's gone to a  
website, ladies and gentlemen. Whether they're right or not is another matter.

15 MR McCLELLAN: Well, they may not have been recorded, but that's what the  
website says. There's a government website, records traffic incidents all over  
Sydney by municipality, by road. It shows your clusters. No accident, it says, since  
data was collected in 2014. I can't – all I can comment on is what was on the  
website. I've got no other comment really. We were asked to come back with a  
20 further report. We engaged with ..... as you noted, top tier, and they've come back  
with some of the inclusions – a centre of 57 children. I think the initial experts said  
that would involve around 40 movements in the am peak hour and the pm peak, so  
you're talking 40 extra car movements over two-and-a-half hour, three-hour period.  
There are two entrances into Bennetts Road, obviously Parks, through Carrawarra. I  
25 don't believe, as a layman, it's a substantial increase in traffic.

MS TAYLOR: Mr McClellan, one of the ladies pointed out that she feels that there  
might be not enough parking for the staff. How does that work?

30 MR McCLELLAN: The requirements are one to four for children in the centre. As  
I said, I've never observed a carpark centre ever – carpark ever being full. And  
obviously you don't have all your staff there at one time – they're staggered over,  
throughout the day.

35 MS TAYLOR: But - - -

MR McCLELLAN: And one to four is, I think, a ratio adopted by every council in  
Sydney, with the exception of Camden and – I'm sorry, and Newcastle.

40 MS TAYLOR: Thank you.

MR McCLELLAN: It's a combination.

45 MS TAYLOR: Any further questions of Mr McClellan from the panel? Okay. Do  
we want to hear from the traffic engineer? I think we should. Thank you very much,  
Mr McClellan.

MR McCLELLAN: Thank you.

MS TAYLOR: Who have we got along here?

MR M. McCARTHY: My name is Matthew McCarthy, and I work with McLaren Traffic Engineer .....

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MS TAYLOR: Right. Are you one of the auditors?

MR McCARTHY: I am one of the auditors, yes.

10 MS TAYLOR: Yes.

MR McCARTHY: So, my director is Craig McLaren who, as you said, is well known in the Land and Environment Court. I myself have been to the Land and Environment Court multiple times as well, but not as well-known as Craig. So, he's been in the industry for over 30 years, and so he's more or less taught me everything I know. So, we were commissioned to do an independent road safety audit, which has been undertaken, with respect to the narrowness of Bennetts Road West. And our findings found that, yes, the road is narrow, it being seven-and-a-half metres in width, so if there are two cars parked opposite each other, it does restrict the carriageway to a single travel lane, meaning that you can't get two-way passing. But we found in our sites visits that there was no significant parking demand on those streets, such that it was – it wasn't observed to have occurred when we were there, such that Bennetts Road West provides that two-way passing up to the site driveway.

25 In addition to that, there is line marking at the intersection with Park Road for the first 20 metres, and legally you can't park opposite, within three metres of those BB lines, meaning that for the first 20 metres of Bennetts Road West, there will always be two-way passing. In addition to that, we've had a look at a probability of conflict with two-way passing, and we found that it does increase under the future development, but it was still less than 1 per cent, which is, in our view, acceptable. In relation to the geometry of the road, you have adequate sight lines to opposing vehicles, such that if two-way passing is required, it will just be a matter of one car giving way to another, which is typical of a local road. In addition to that, we've had a look at the traffic flow, and based on the existing conditions, you expect a car – one car every 80 seconds, and under future scenarios, you expect it every 50 seconds, so there is an increase of traffic, but it is definitely within acceptable thresholds.

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MS TAYLOR: Any questions?

40 MR RYAN: Just one. The – your observations about the cars parking there now and the increase in traffic is understood. Is it the case though that there would be additional parking on the street as a result of the development itself, so there would be more cars parked on the street, giving a greater length of essentially a one-way – sorry, one – one lane of traffic, or are you expecting all of the cars generated by – parking generated by the development - - -

45

MR McCARTHY: To be .....

MR RYAN: - - - to be accommodated onsite? You wouldn't expect anyone to be parking additionally on the street/

5 MR McCARTHY: So, yes. So, council set – council in the RMS set out parking rates, and the development does comply with those parking rates. In my experience, a parking rate of one per four is typical for childcare centres up to about 40, and then after one for four, it reduces up to – so, a range of 40 to 80 – it drops down to about one per five, so I do expect – and this includes staff parking, so I do expect that this sized centre will be able to accommodate all staff and parents onsite.

10 MR RYAN: Do – is it your observation though – and it's probably my observation, that despite there being parking within a building, often the parents will park on the street in any case because it's more convenient to do that, rather than going down and coming back out again?

15 MR McCARTHY: Look, I – in my experience, parents would – it depends on the convenience factor really. It does. But in my view, you're more likely to get parents in the basement. If it's operated – I mean, as a plan of management, the centre could potentially enforce parents to park on the site, over using the on-street. That's a matter that the panel could consider.

20 MR RYAN: If – if it was the case that some did leak out into the street rather than parking on the site - - -

25 MR McCARTHY: Mmhmm.

MR RYAN: - - - would that affect your observations about the suitability of the situation?

30 MR McCARTHY: Look, when – when we were out there, we didn't observe a large demand of parking. If it does occur, parents are short-term for pickup and drop-off. I don't think it's going to have a significant impact to our results.

35 MR RYAN: Okay. And does that – is that – the parking associated with the drop-off at the centre, is that outside peak hours?

MR McCARTHY: The peak of the centre would be 7 to 9, 4 to 6.

40 MR RYAN: Which is within - - -

MS TAYLOR: It's school hours.

MR RYAN: - - - peak hours. Is there any peak hour traffic that - - -

45 MR McCARTHY: Yeah. So, it – it ..... with the community peak hour period.

MR RYAN: Okay.

MS TAYLOR: Any other questions?

MR GILBERTSON: In your audit, did you look at the noise factor, the acoustic factor of the access in and out during those peak times?

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MR McCARTHY: So, I don't – I'm not an acoustic engineer so, no, it's not something that I looked at.

MS TAYLOR: Thank you. Mr ..... did you have a – thank you, ladies and gentlemen. We're going to take a very short break, and we'll come back and give our decision. Thank you very much, sir, and - - -

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MS SABIN: Can anyone ..... that wasn't ..... come up to me so I can get their names so I can spell them correctly?

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MS TAYLOR: And if you've had a problem accessing the site, or anything, if you would explain to Ms Sabin what it was, so that we'll do better in future.

#### **RECORDING SUSPENDED**

20

MS TAYLOR: Thank you, ladies and gentlemen, for staying. In this matter, the panel will come to a decision here today. The panel notes that at the previous assessment of this application, the council found that the town planning measures had been – were satisfactory, but that panel agreed, at the request, I believe, of the objectors, to seek a road safety audit report. That has been done by an accredited company of traffic engineers, to the satisfaction of council's traffic management engineer, who has agreed with the findings that the road safety audit for this application is safe and acceptable. So, this panel will approve this application, subject to the conditions in the town planning report, by a majority of three to one, finding that the work that was required to be done by road safety audit reports has been done, and has been done satisfactorily, and this panel, by a majority of three to one, finds the application is satisfactory. In that regard, there is a decision by the local member, Mr Gilbertson, which he will give himself. What do you say, Mr Gilbertson, about this?

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MR GILBERTSON: I have listened to the reports of the safety audit and the traffic report. I read it. I've listened to the complaints. I am not satisfied that the traffic situation is adequately solved, and therefore I must vote against it, and hope that this will just exacerbate the fact that I am not – as a community representative, I am not satisfied.

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UNIDENTIFIED MALE: Thank you very much.

MS TAYLOR: Thank you, Mr Gilbertson. That is that matter, ladies and gentlemen. Thank you very much for coming and explaining it to us today. I will now go to item number 1, which is Dunmore Avenue, and the panel will also

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approve this application here today. The panel notes that there has been amended plans that have been found satisfactory to the council's town planning assessment team. The panel is also – was concerned about, for example, the removal of the trees. It is noted that a new landscaping plan has been provided, that the trees to be  
5 removed have been assessed as being not appropriately – they're not appropriate trees in terms of Australian natives which are more appropriate for this area, and the removal of the trees on the site is satisfactory, subject to the planting of four trees at advanced stage – and that will be a condition to that effect, on the street trees.

10 And the panel notes that an unusual situation in relation to stormwater management has been dealt with by a condition requiring a charged service, and also by a deferred commencement condition relating to access to the stormwater at the back, for the person at the rear. The panel is satisfied with the conditions and with the council assessment, that this application should now be approved, and it is approved, subject  
15 to that additional extra condition. Thank you very much for the explanation and for the amended plans. One less job for the Land and Environment Court.

UNIDENTIFIED MALE: Indeed.

20 MS TAYLOR: Thank you. I wish you well with that one. We've approved the application for the community centre. And then we'll now move to 6.1. Is there anybody here – Mr Theoridis, are you here to speak?

MR C. THEORIDIS: Yes, dear.  
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MS TAYLOR: Thank you very much. If you'd come and speak to us about item 6.1, the planning proposal at Granville.

MR THEORIDIS: Thank you. My solicitor helped me prepare a letter - - -  
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MS TAYLOR: Well, you just read that out to us, hey?

MR THEORIDIS: Is that okay?

35 MS TAYLOR: Yes.

MR THEORIDIS: Thank you. He's asked me to read this out. I'm here to actually lodge a formal complaint with Parramatta City Council. My name is Chris Theoridis. I own East Street, Granville - - -  
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MS TAYLOR: Yes.

MR THEORIDIS: Just a humble little home.

45 MS TAYLOR: Well, it's a heritage item, isn't it?



MR THEORIDIS: Yes. Yes, dear. And we've been extensively repairing and renovating, in sympathy with – over the last several months now.

MS TAYLOR: Yes.

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MR THEORIDIS: It hasn't been easy, but we've still got passion, and it's coming hopefully to a successful conclusion very soon. I've been onsite every day since June of last year, and we wrote to – I forget the gentleman's name, in council, and we've – I never received any formal letters from council regarding my immediate neighbour. All I ever receive from council are the rates notices.

10

MS TAYLOR: Well, you also got notification of this application.

MR THEORIDIS: Through a friend of mine who actually was on – who actually worked onsite from next door.

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MS TAYLOR: I see.

MR THEORIDIS: I've never received anything in regards to the increase of height

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- - -

MS TAYLOR: I see. Okay.

MR THEORIDIS: Never. I personally attended – this is the important part. I personally attended Parramatta Council on several occasions during the legislative public exhibition period, but to no avail. I have names, times, the actual days, and I've received a couple of emails from actual council staff, who they themselves weren't able to assist me, and could not locate relevant information for me during that actual public exhibition period. I was then advised by Parramatta City Council to go to State Planning in Sydney, and they referred me, believe it or not, to the RMS, and they had no idea what I was going on about.

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MS TAYLOR: At some stage you went to a solicitor?

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MR THEORIDIS: Yes, yes, absolutely, to help me.

MS TAYLOR: Yes.

MR THEORIDIS: And I was basically sent - - -

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MS TAYLOR: Is he able to help you?

MR THEORIDIS: Well, that's why I'm here.

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MS TAYLOR: Well – are you reading his letter?

MR THEORIDIS: Yes – or – I am. And I was basically sent on an embarrassing wild goose chase, and I’ve since tasked legal counsel to prepare all the evidence regarding my attempts to get transparency with council, and to voice my most serious concerns, you know, as the adjoin landowner. I’m not against progress, but I  
5 did personally go there with – with other associates - - -

MS TAYLOR: Okay.

MR THEORIDIS: - - - personally to council, and they themselves – the councillors  
10 themselves weren’t able to help me, and they referred me to State Planning - - -

MS TAYLOR: Okay.

MR THEORIDIS: And they had no idea what I was talking about.  
15

MS TAYLOR: Okay. Now, you’ve had a whinge, and you’ve – there’s now a report. Have you been able to read it?

MR THEORIDIS: No, no.  
20

MS TAYLOR: Why not?

MR THEORIDIS: No.

MS TAYLOR: When did you find out about the report?  
25

MR THEORIDIS: Literally the other day. And in my – an email that I received from – I think the gentleman’s name was David Carabello – yes - - -

MS TAYLOR: And - - -  
30

MR THEORIDIS: We tried to explain to them that we made attempts during the public exhibition period, and he didn’t – but I’ve got evidence, and I’m going to get stat decs from staff. I’m going to get all the relevant proof and evidence because I’ve  
35 got photos as well, I’ve got emails as well - - -

MS TAYLOR: Yes.

MR THEORIDIS: And they themselves weren’t able to help me. And I’ve got the  
40 people’s names in council themselves.

MS TAYLOR: I’m – I’m very sympathetic to what you’re saying because it’s a planning proposal, and the – the manners of advertising are not as good as an orderly  
45 DA.

MR THEORIDIS: Yeah. But that – well, this is in the middle of the development they’ve tried to improve this - - -

MS TAYLOR: Nevertheless, I am wondering – I’m wondering if anything has really changed at your end of the site.

MR THEORIDIS: Well, we’re the immediate neighbours.

5

MS TAYLOR: I know. But there’s been an application, and it’s been approved, and is being built even as we speak.

MR THEORIDIS: Yes, correct. Yes, yes, yes, yes.

10

MS TAYLOR: And I don’t think it’s changing - - -

MR THEORIDIS: I’m not against progress – that’s okay.

15

MS TAYLOR: No, no - - -

MR THEORIDIS: That’s okay.

20

MS TAYLOR: But I don’t think it’s changing as a result of this application. It’s changing at the other end. It’s not changing at your end. I know exactly where your site is.

MR THEORIDIS: Yes. Beside – you know, and a couple of doors down.

25

UNIDENTIFIED MALE: Yeah.

MS TAYLOR: Yeah. Yeah. Yeah.

30

MR THEORIDIS: Yeah, yeah. Yep.

MS TAYLOR: So, I’m wondering if we could do something unusual and ask you to come along and sit here, and you sit there and tell us what’s happening - - -

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MR THEORIDIS: Yeah. I want clarification, that’s all, because I haven’t been - - -

MS TAYLOR: Well - - -

MR THEORIDIS: - - - able to get it from the relevant people here.

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MS TAYLOR: - - - can I suggest we do that - - -

MR THEORIDIS: You know?

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MS TAYLOR: - - - so if we can move the microphones - - -

MR THEORIDIS: That’s all.

MS TAYLOR: And can the two of you come here - - -

MR THEORIDIS: Because I've got some serious concerns, that we don't want to be built out, full stop.

5

MS TAYLOR: Okay. And – and – what – you're sounding like a big court case that might not be of good assistance to you, and – so just let's come and see if we can't do something here.

10 MR THEORIDIS: I'm happy with that.

MS TAYLOR: Come right forward. Bring those chairs forward. You're for the applicant. Would you like to be part of this?

15 UNIDENTIFIED MALE: No. Thank you. ....

MS TAYLOR: Okay.

UNIDENTIFIED MALE: Thank you.

20

MS TAYLOR: Righteo. Okay. So, we've been involved in these sites, or I have anyway for a long time – come forward, come forward, come forward.

MR THEORIDIS: Okay.

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MS TAYLOR: And we know that, you know, things are changing because of the Parramatta Road study and, you know, the railway being there, and everybody wanting high-rise, etcetera. And so – and we've had to sit down and try and get our head around what's going on on this site now because of the Parramatta Road study. And one of the things is, when there's a new study, then the council is meant to go back and look at things, and say, "Should we be changing our rules, or not, because the study says something?" And as I understand it, the study says something.

30

MR M. ROGERS: Well, you know, Parramatta Road corridor strategy does allow for increases in building height in this area. So, currently under the – the existing Parramatta Local Environment Plan 2011, it allows a 52-metre building height across the site. Now, under the Parramatta Road Corridor Strategy, that height limit is proposed to be 80 metres. However, the floor space ratio that also applies to the site is not proposing to change, so currently it is 6 to 1, and it is still proposing to remain 6 to 1 under the Corridor Strategy. Now, that's still just a Corridor Strategy at the moment, so it's not a – there's no precinct-wide plan proposal to support that as yet, but the Corridor Strategy is a State Government-endorsed document that is – will – will be coming into force pending a broader traffic study that's underway at the moment for the Parramatta Road Corridor, right the way through to the inner west council along the length of Parramatta Road.

45

Now, for the purposes of this planning proposal, the – the proposal is not seeking to increase the ..... either. It is just seeking to increase the building height at the – at the western end of the site, which is the far end of the site from your property, and it's – it's proposing a height limit of up to - - -

5

MR THEORIDIS: Do you want to – maybe .....

MR ROGERS: 92 metres, yes. And so you can see – you can see here. So - - -

10 MS TAYLOR: Here's your - - -

MR ROGERS: Yep.

MS TAYLOR: Right. We know exactly where you are.

15

MR LESTER: Are you aware what's happening with the immediate neighbour?

MS TAYLOR: It's – yes, it's staying - - -

20 MR LESTER: It's staying?

MS TAYLOR: Yes. And it's - ..... community centre.

MR LESTER: Mmhmm.

25

MS TAYLOR: And it's part of the park. Now, remember, we had a map that didn't have the end bit on - - -

MR ROGERS: Yes.

30

MS TAYLOR: If you – can we have a look at that one?

MR ROGERS: Have you got the map .....

35 UNIDENTIFIED MALE: It's in the other room .....

MS TAYLOR: Thank you. Righteo. Here we are.

MR ROGERS: Ah, here we go.

40

MS TAYLOR: Now, let's start again. Here's you.

MR THEORIDIS: Mmhmm.

45 MS TAYLOR: X marks the spot. That's you.

MR THEORIDIS: Can I get a copy of that?

MS TAYLOR: Eventually.

MR THEORIDIS: Yep.

5 MS TAYLOR: So, this is you, and this is the site. And see this here, this red thing?

MR THEORIDIS: Mmhmm.

MS TAYLOR: That's what's changing.

10

MR THEORIDIS: Okay. From what my solicitor mentioned to me, they're looking to go from 42 metres to potentially 92 metres.

MS TAYLOR: 92 there - - -

15

MR THEORIDIS: That's double the height.

MS TAYLOR: Yep. And something there. But in the - - -

20 MR THEORIDIS: What about all the car spaces?

MS TAYLOR: Hang on, hang on, hang on, hang on, hang on.

MR THEORIDIS: What are they going to do with that space?

25

MS TAYLOR: Hang on, hang on, hang on.

MR THEORIDIS: What about the noise and nuisance factor, services?

30 MS TAYLOR: We're not getting involved in any of that because it's only sizes at the moment that's being talked about. And all of those things are matters of DA stage. This is not DA stage. This is planning for the future, what we might do. And then when – an application will come in for each one of these, and you get to complain about the noise or – etcetera, etcetera – the construction traffic, all of that.

35

MR THEORIDIS: My concern is the uniformity for the street too.

MS TAYLOR: Okay. Well, it might well be, but hold on. We're just – what we're doing here today is telling you what this is about - - -

40

MR THEORIDIS: Mmhmm.

MS TAYLOR: - - - and it's really not about you because those decisions have already been made. It's about this. Now, it took me a while to get round this too, I can assure you.

45

MR THEORIDIS: Yep. I'll need your assistance bringing it forward, yes.

MS TAYLOR: It's – it's heavy going. So – so, the – what is happening is – and this is what's being done because this is the planning – this is not a DA - - -

MR THEORIDIS: Mmhmm.

5

MS TAYLOR: So people don't start building as a result of this. They start planning.

MR THEORIDIS: There is a DA in place for a 42 – building - - -

10

MS TAYLOR: Nevertheless – nevertheless - - -

MR THEORIDIS: - - - which is approved.

15 MS TAYLOR: Yes. Nevertheless – yes - - -

MR THEORIDIS: Correct?

MS TAYLOR: Yes, yes. No argument about that, no argument.

20

MR LESTER: That's what's been approved. What's in white has been approved. What he's seeking is a variation in these two at the top level – the approved building, to vary that building.

25 MR THEORIDIS: Mmhmm.

MR LESTER: That's essentially what this planning proposal is about, and it's to vary the height - - -

30 MS TAYLOR: And how you know that - - -

MR THEORIDIS: So they're going to be two – two free-standing buildings?

MS TAYLOR: What's your name again?

35

MR THEORIDIS: Chris.

MS TAYLOR: Chris. How you know that - - -

40 MR THEORIDIS: Two free-standing buildings - - -

MR LESTER: Well - - -

MS TAYLOR: How you know that is - - -

45

MR LESTER: - - - it could be in this – it could be in this - - -

MS TAYLOR: It's on this map here.

MR THEORIDIS: It could be the one .....

5 MR LESTER: It could be – no, well, it could be the link, but they are – they will read as to .....

MS TAYLOR: So, there's a space, but they might be linked underneath.

10 MR LESTER: Or they might be linked .....

MS TAYLOR: Or they might be linked in between.

MR LESTER: .....

15

MS TAYLOR: So, see the pink? The pink is the change.

MR THEORIDIS: Sorry. You're Michael, are you?

20 MR ROGERS: Yes, that's correct.

MS TAYLOR: Yes. He's from the council.

MR THEORIDIS: Yes.

25

MR ROGERS: Pleased to meet you.

MR THEORIDIS: Yes. That's you, Michael?

30 MR ROGERS: That's me - - -

MS TAYLOR: And he's in - - -

MR ROGERS: Yep.

35

MR THEORIDIS: Oh, cool.

MS TAYLOR: So, he's – he's in - - -

40 MR THEORIDIS: I can put a name to the face now.

MS TAYLOR: He's in the forward planning section.

MR THEORIDIS: Yep, yep, yep.

45

MS TAYLOR: Right. So, they're changing the size here - - -



MR THEORIDIS: Mmhmm.

MS TAYLOR: - - - on that bit.

5 MR THEORIDIS: Understand. Understand.

MS TAYLOR: Because – yeah.

MR THEORIDIS: I understand that.

10

MS TAYLOR: But they're not changing it down there - - -

MR LESTER: Nothing else is changing in the way - - -

15

MR THEORIDIS: Mmhmm.

MR LESTER: - - - which has already been approved - - -

MR THEORIDIS: I understand that.

20

MR LESTER: - - - and is already constructed.

MS TAYLOR: Not changing down there.

25

MR THEORIDIS: But I still have concerns regarding that, but I'll bring those up later. My initial concern was having gone to council, no one was there, able – during that period - - -

MS TAYLOR: I understand that. I understand that. And never got this - - -

30

MR THEORIDIS: And ..... and I felt as though I was given a bum steer, and I don't appreciate that - - -

MS TAYLOR: Yeah.

35

MR THEORIDIS: - - - and I don't like that - - -

MR LESTER: Okay.

40

MR THEORIDIS: - - - and I didn't receive any correspondence whatsoever.

MS TAYLOR: I understand that. And you can take that up with the council, and this man will take that back too, but - - -

45

MR THEORIDIS: Yeah. I will - - -

MS TAYLOR: - - - what I have to say to you is at a planning proposal - - -

MR THEORIDIS: Mmhmm.

MS TAYLOR: - - - the notification is not as good as it is for a DA - - -

5 MR THEORIDIS: Understood.

MS TAYLOR: - - - because it's only the plan. It's not what's going to be built, see, so things might - - -

10 MR LESTER: It sets a framework.

MS TAYLOR: When – when – when it gets to the plan about what's going to be built, then you'll get proper notification - - -

15 MR THEORIDIS: No. I - - -

MS TAYLOR: You don't get the similar sort of notification - - -

MR THEORIDIS: But they've broken - - -

20

MS TAYLOR: - - - at the planning proposal stage.

MR THEORIDIS: They've broken ground here, and they've started with their - - -

25 MS TAYLOR: No. But that was already approved long ago.

MR THEORIDIS: Understood. .... understood.

MS TAYLOR: Yeah. Nothing to do with this.

30

MR THEORIDIS: But obviously the foundations will be - - -

MS TAYLOR: This is a different thing - - -

35 MR THEORIDIS: .... to increase the height.

MS TAYLOR: If this was a balloon, this would be in the shape of an elephant - - -

MR THEORIDIS: Mmhmm.

40

MS TAYLOR: - - - as opposed to a round balloon.

MR THEORIDIS: Yeah. It's one giant .....

45 MS TAYLOR: Because this is different procedures, totally different.

MR THEORIDIS: Mmhmm.

MS TAYLOR: We've all got to get our heads around it.

MR THEORIDIS: No, I see .....

5 MS TAYLOR: And it's all happened because they've done a study about Parramatta Road that says you should do things differently here.

MR THEORIDIS: Mmhmm.

10 MS TAYLOR: Because the buildings aren't going to look so good. So - - -

MR THEORIDIS: And when they say – do – do things differently .....

15 MS TAYLOR: you're right to be – you're right to be concerned about what's happening.

MR THEORIDIS: - - - are we going to get details about doing things differently? How can we get that clarified, like the Parramatta Road suggestion - - -

20 MR LESTER: The Parramatta Road strategy is yet to be fully accepted, but it's in the - - -

MS TAYLOR: You've kind of really got – if you want to get into this, you've got to get your own town planner to advise you because it's very complicated stuff - - -  
25

MR THEORIDIS: Mmhmm.

MS TAYLOR: I mean, we've been grilling this fellow here today, and we are all in the – the business, saying, "What is it that you're doing exactly? Tell it to us again".  
30

MR LESTER: So, Mike is not even aware of what he's trying to do.

MS TAYLOR: Oh no, no. He is the man who is aware.

35 MR ROGERS: No, no. He knows. He knows.

MS TAYLOR: But it's – it's only planning proposal, it's not bricks on the ground. You've seen bricks on the ground because there's an approval already been given  
- - -  
40

MR THEORIDIS: Of course.

MS TAYLOR: - - - but that's going to change because we're changing the rules.

45 MR THEORIDIS: But not the immediate next door? We're talking just the corner.

MS TAYLOR: No. Here it is.

MR LESTER: All – all of that remains.

MR THEORIDIS: How – how do I get this information?

5 MS TAYLOR: Well, you really need a town planner advising you on this. You're right next door to a big development - - -

MR THEORIDIS: Mmhmm.

10 MS TAYLOR: And you should be saying, "How can I get the best" – you really need your own – not lawyer. You need your own planner.

MR THEORIDIS: Mmhmm.

15 MR GILBERTSON: And your lawyer should have advised you on that.

MS TAYLOR: To advise you, because it's complicated stuff.

MR GILBERTSON: That's – that's what your lawyer should have advised you - - -  
20

MS TAYLOR: Well - - -

MR GILBERTSON: - - - that you need to talk to a town planner - - -

25 MS TAYLOR: Well - - -

MR GILBERTSON: - - - who understands it.

MS TAYLOR: - - - this is heavy stuff for lawyers too.  
30

MR THEORIDIS: Yep.

MS TAYLOR: Right. And you've got to get the right lawyer, and – because it's not the usual bread and butter conveyancing stuff we all do every day. I'm a lawyer so I know.  
35

MR THEORIDIS: Mmhmm.

MS TAYLOR: I mean, this is the planning the future of – of Granville. So, if you want to be part of it, you've got to get in there with understanding - - -  
40

MR THEORIDIS: Yeah, I'm all for that.

MS TAYLOR: - - - of how to do it - - -  
45

MR THEORIDIS: ..... that means just the first step up. I'm not against progress.

MS TAYLOR: No, no, no.

MR THEORIDIS: However, we just want clarification.

5 MS TAYLOR: Yep. So - - -

MR GILBERTSON: Excuse me, Madam Chair. I've got to go.

10 MS TAYLOR: You've got to go. Okay. So – thank you very much for today.

MR GILBERTSON: .....

MS TAYLOR: Righteo. Thank you. As I said, perfectly okay.

15 MR GILBERTSON: Yes.

MS TAYLOR: We're making a note that - - -

20 UNIDENTIFIED FEMALE: Yeah.

MS TAYLOR: Yes. Thank you. Right.

MR THEORIDIS: So, this section here looks as though it's in green space - - -

25 MS TAYLOR: This is - - -

MR THEORIDIS: - - - because at the moment there's work sheds and - - -

30 MR LESTER: Yeah. That's been dedicated - - -

MR THEORIDIS: The workers just throw their cigarette butts over into the back yard - - -

35 MR LESTER: That's an open space - - -

MS TAYLOR: Yes. And it's got that big ..... there that - - -

MR THEORIDIS: You'd be able to use .....

40 MS TAYLOR: The ..... this was – this was at ground level - - -

MR ROGERS: It's been embellished, yes, and - - -

45 MS TAYLOR: That's a park.

MR THEORIDIS: Mhmm.

MR LESTER: Long-term park, and .....

MS TAYLOR: You're next to – the little house that's already there?

5 MR THEORIDIS: Mmhmm.

MS TAYLOR: It's heritage item. It's got to stay too.

MR THEORIDIS: Mmhmm

10

MS TAYLOR: And behind it you've got a park. So, why I want to say this to you is because I think it's pretty good for you.

MR THEORIDIS: Mmhmm.

15

MS TAYLOR: I'm into heritage, so I'm seeing heritage buildings being retained  
- - -

MR THEORIDIS: Mmhmm.

20

MS TAYLOR: - - - and being retained in a way - the two of them together, it's better than one because then you get a proportion, and you've got the park behind you - - -

25 MR THEORIDIS: Mmhmm.

MS TAYLOR: So, this decision has already been made by people, possibly other than me – maybe me long ago, but to make sure that the – there was an appropriate proportion between the new and the old. So, that decision has already been made.  
30 That decision isn't changing. Am I right?

MR ROGERS: Correct.

35 MS TAYLOR: Yes. So, that's why you've been finding it hard to understand what's going on because it's all going on under here. It's going on here because of Parramatta Road. It's been brought about by – I'm quoting from the reports – a require for better design rather than fat buildings, tall and thin, and stepping down and providing a better outlook for everybody around the area.

40 MR LESTER: And also take advantage of the proposed plaza.

MS TAYLOR: Yes. That's all going over there.

MR THEORIDIS: Plaza, as in open space or - - -

45

MS TAYLOR: Yes, yes.

MR THEORIDIS: - - - plaza as .....

MS TAYLOR: Yes. But owned by the council.

5 MR ROGERS: It is – that piece of land is owned by the council.

MS TAYLOR: Owned by the council.

MR ROGERS: It's a car park .....

10

MR THEORIDIS: And that's not going to be developed for .....

MR ROGERS: No. The – there's a proposal for an urban plaza under the  
15 Parramatta Corridor Strategy to take that – to go to that space, and that's still work in  
progress, but it's – that's what's proposed. That's - - -

MR THEORIDIS: What's the definition of an urban plaza?

MR ROGERS: It'll be an open space, a plaza area. There may be some  
20 development associated - - -

MR THEORIDIS: .....

MR ROGERS: - - - but that – it'll be a large open area, including things like – I  
25 mean, the details still need to be worked out - - -

UNIDENTIFIED MALE: War Memorial – War Memorial probably – yeah, that  
sort of thing.

30 MR ROGERS: There has been funding allocated by the State Government for – for  
that – for the urban plaza, but again, there's still a fair bit of work to be done at the  
design phase before that comes in.

MR THEORIDIS: I want to work with council, and I – as I said, I don't – I'm not  
35 against progress, but information is important, and transparency is very important.

MS TAYLOR: Well, I agree with all of that, and there's plenty of stuff around to  
read - - -

40 MR THEORIDIS: Because my .....

MS TAYLOR: - - - but you need educated eyes reading it, Chris.

MR THEORIDIS: My – I agree. And my other concern is - - -

45

MS TAYLOR: Yes.

MR THEORIDIS: - - - there's obviously some buildings neighbouring you on this side - - -

MS TAYLOR: Yes.

5

MR THEORIDIS: Now, they're still just normal single-storey industrial-type buildings. I've got to look at – you know, maybe one day – I don't know if there is an application council for that to be developed as well, so we've got to look into all this.

10

MR ROGERS: I'd be happy to sit down and talk to you about - - -

MR THEORIDIS: Yeah, because otherwise we're going to - - -

15 MR ROGERS: - - - Parramatta Road Strategy - - -

MR THEORIDIS: - - - be built out by these, you know, gleaming towers that reaching the heavens, and we've got two little – you know, ..... looking like that.

20 MR ROGERS: I'm happy to provide you the planning context information, and we can sit down and - - -

MS TAYLOR: Unfortunately, Chris, you've got to help yourself - - -

25 MR THEORIDIS: Right.

MS TAYLOR: And you won't be able to do it on your own – it's too hard - - -

MR THEORIDIS: Mhmm.

30

MS TAYLOR: - - - so you need a planner who knows what's going on - - -

MR THEORIDIS: Yep.

35 MS TAYLOR: And they really know how to get into councils - - -

MR THEORIDIS: Yeah.

MS TAYLOR: - - - in the right way, and from time to time - - -

40

MR THEORIDIS: Well, I was struggling just to get any information from council. That's why I'm here.

45 MS TAYLOR: So, well – yes. Well, you need – you need assistance from a professional planner.

MR THEORIDIS: Mhmm.



MS TAYLOR: And there's an organisation called PIA, Planning Institute of Australia. If you look them up on Google, they can recommend how you find a planner.

5 MR THEORIDIS: Yes.

MS TAYLOR: Because indeed, this area is going to develop - - -

MR THEORIDIS: Mmhmm.

10 MS TAYLOR: - - - etcetera, and it's - - -

MR THEORIDIS: So, next door, with the intention to - - -

15 MS TAYLOR: Somehow or other – yes - - -

MR THEORIDIS: Okay.

20 MS TAYLOR: I don't know what the plans are yet, but it's all going ahead in Granville, as you can see.

MR THEORIDIS: Yes, of course I can see.

25 MS TAYLOR: And it's all meant to be for the greater good. And there's – there's – at the early planning stage, there is not as much communication required as when the DAs come in, and clearly often it's too late when the DAs come in, to have any input. So, you need to get your - - -

30 MR THEORIDIS: Tall buildings can cast long shadows, so - - -

MS TAYLOR: I understand all of that.

35 MR THEORIDIS: - - - you know, I'm just a smaller player here, amongst all this monumental - - -

MS TAYLOR: Yeah. You're a – accepted. I - - -

MR THEORIDIS: You've got to understand, there's a significant investment - - -

40 MS TAYLOR: Yep.

MR THEORIDIS: - - - but I still don't want to be left in the cold.

45 MS TAYLOR: Well, then, you need to – as my father would say, you need to get a Guernsey - - -

MR THEORIDIS: Yep, yep.

MS TAYLOR: You're going to get a Guernsey. And you need a planner and a Guernsey as well - - -

MR THEORIDIS: Yeah, yeah.

5

MS TAYLOR: And you need to be keeping in contact with the council - - -

MR THEORIDIS: Yep. I want to do that.

10 MS TAYLOR: And if they haven't been as good as they should, well, then, we'll tick them off - - -

MR THEORIDIS: Well, they haven't been, to be honest, so – and now - - -

15 MS TAYLOR: And we will say – I think we will – we will probably adopt for recommendation to council, but we will say that you came along and explained the difficulty in trying to understand everything, and we will ask for council to make sure that that is improved in the future.

20 MR THEORIDIS: Madam Chair, what's your involvement with this? You're just chairing?

MS TAYLOR: I'm just chairing this.

25 MR THEORIDIS: Yeah, okay.

MS TAYLOR: But we're making a decision today.

MR THEORIDIS: But you're ofay with this.

30

MS TAYLOR: Because we've been asked to look at this area, and I know the area very well - - -

MR THEORIDIS: Oh, okay. So you - - -

35

MS TAYLOR: - - - because I've made a lot – lots of approvals in this area - - -

MR THEORIDIS: Mmhmm.

40 MS TAYLOR: Rightly or wrongly. So, I know what's going on. But even so, this was a complicated one for me, and I had to ask the fellows here to explain it to me in words of one syllable - - -

MR THEORIDIS: Yeah.

45

MS TAYLOR: So – but we - - -

MR THEORIDIS: I'm still .....

MS TAYLOR: We only get a one-off, and say, "Do you approve what's happening here or not?" And it is likely today we're going to say we approve of what's  
5 happening here because it's there.

MR LESTER: We will support - - -

MS TAYLOR: We will support.  
10

MR LESTER: We don't approve.

MS TAYLOR: We don't approve. We don't get to approve because we're not the  
15 approvers. We've been asked for our opinion.

MR THEORIDIS: Mmhmm.

MS TAYLOR: Our opinion is that this is better than what was going to be there.

MR THEORIDIS: But I've been told I have the legal right to object to anything –  
20 you know - - -

MS TAYLOR: You've got the legal right to do all of those things - - -

MR THEORIDIS: Of course, yes.  
25

MS TAYLOR: You've just got to find an effective way to do it.

MR THEORIDIS: Yeah, yeah. I've got legal counsel, and I'm going to go the next  
30 step and get a barrister, and I'm going to get - - -

MS TAYLOR: Well, you've got to get - - -

MR THEORIDIS: - - - town planners - - -  
35

MS TAYLOR: You need a town planner - - -

MR THEORIDIS: Yeah.

MS TAYLOR: - - - who knows how to get to councils - - -  
40

MR THEORIDIS: Yep.

MS TAYLOR: Somebody will tell you who those people are. There's lots of them  
45 around.

MR THEORIDIS: Mmhmm.

MS TAYLOR: And then they will need to tell you what sort of legal advice you need when you need it.

MR THEORIDIS: Mmhmm.

5

MS TAYLOR: But I don't want you to leave here today thinking it's all been changed and you didn't get a say because we've gone – spent a lot of time with this man here today, and out on the site, trying to make out what – from this particular proposal, what's going to change, and they're not changing the heritage stuff.

10

MR THEORIDIS: But I've got to also look at – for my own - - -

MS TAYLOR: Okay. Sits a long way away from you.

15

MR THEORIDIS: And so with the neighbours as well.

MS TAYLOR: Exactly so.

MR THEORIDIS: And being built out.

20

MS TAYLOR: Absolutely. Absolutely.

MR THEORIDIS: So, that's my concern as well.

25

MS TAYLOR: You've got to stay where - - -

MR THEORIDIS: That's right.

MS TAYLOR: And – and – etcetera.

30

MR THEORIDIS: And I'm also aware that this is going to be urban space ..... other ..... other issues as well.

MR LESTER: Yeah. Well, that's already been part of the existing approval.

35

MS TAYLOR: That's already been approved. That's over. It's over.

MR THEORIDIS: Yeah, understood, understood, understood.

40

MS TAYLOR: It's over. It's over.

MR THEORIDIS: But I wasn't aware that was - - -

MS TAYLOR: I'm happy about that, that area there.

45

MR LESTER: Yeah.

MS TAYLOR: Because otherwise it might have been there – that was – you know, and other areas, other councils have suggested - - -

MR THEORIDIS: Yeah. There's other issues.

5

MS TAYLOR: “You can do that. Right. Bang-ups there - - -

MR THEORIDIS: Well, I'm concerned about this particular - - -

10 MS TAYLOR: Righteo. So you've got to stay in the picture - - -

MR THEORIDIS: ..... doing the - - -

MS TAYLOR: I totally agree. Yeah. Yeah.

15

MR THEORIDIS: That's right. That's right. I don't know. It may stay like that forever, I don't know - - -

MS TAYLOR: Yes.

20

MR THEORIDIS: - - - but it may do something, I don't know.

MS TAYLOR: Yes.

25 MR THEORIDIS: .....

MS TAYLOR: Okay.

MR ROGERS: Sure.

30

MS TAYLOR: So, are we in a position then to make a decision here?

MR LESTER: Yep.

35 MS TAYLOR: So, what we've been asked to do, Chris, is to say if we support what the council is doing with the planning proposal.

MR THEORIDIS: So, council is working with the developer?

40 MS TAYLOR: Yes, but the - - -

MR LESTER: No, no, no, no - - -

MS TAYLOR: A developer has - - -

45

MR LESTER: Council makes – council receives a proposal - - -

MR THEORIDIS: Mmhmm.

MR LESTER: Can be from a developer - - -

5 MR THEORIDIS: Yep.

MR LESTER: Can be from a State agency - - -

MS TAYLOR: Yep.

10

MR THEORIDIS: Mmhmm.

MR LESTER: But in this case, it – the developer has engaged a planner - - -

15 MR THEORIDIS: Yep.

MR LESTER: - - - to prepare a proposal - - -

MR THEORIDIS: Mmhmm.

20

MR LESTER: And that proposal is being considered by council in its role as an entity that will pass it through a rather complex system that will go to – back to the State Department - ..... State Planning, because that's got to go through what's called a Gateway Procedure - - -

25

MR ROGERS: Oh, it's - - -

MR LESTER: It's - - -

30 MR ROGERS: Yeah – oh, but yeah - - -

MR LESTER: No. But I'm just saying it's a – very detailed long process - - -

MR ROGERS: Yes.

35

MR LESTER: - - - that it's got to go through - - -

MR ROGERS: Yes.

40 MR LESTER: And this is just part of the journey, and as - - -

MR THEORIDIS: So, this is not for a formal approval - - -

MR LESTER: No, no, no. This is - - -

45

MR THEORIDIS: This is just to say .....

MR LESTER: It's an approval to proceed along the journey.

MR THEORIDIS: Oh, okay.

5 MS TAYLOR: People can't go and start digging as a result of any decision we  
make today. But the council can encourage them to start thinking about what they'll  
dig as a result of this happening. Key to the door, not the door. So, we've been  
asked to say that we agree that the council should note what's happened as a result of  
10 public exhibition. People have written in, including you, but they should note what's  
happened, what people have said, but that they should agree with what's being  
proposed because it's there, and for the reasons giving – given, that there have been  
new – new rules – new ideas coming from Parramatta Road, as a result of which we  
think we can do better in terms of design and outcome, and to do that we have to  
change the planning rules, and we're saying we think that's a good idea, and we  
15 agree with that.

We're saying this – this should now go forward so that this business here can be  
finalised, and effect can be taken, and that the rules that the council wants to put in  
20 place with the new development control plan for this particular site is a good idea  
too, and we're supporting that. But we will also say that you came along and  
explained how difficult it was to get any information, and we encourage council to  
find a manner in which local people can be more appropriately informed.

MR THEORIDIS: Well – and still, there was no transparency directly with council.  
25 I went there several times during that public exhibition period - - -

MS TAYLOR: Yes. Yes.

MR THEORIDIS: - - - and I was just really – the - - -  
30

MS TAYLOR: Well, I think that we will probably say words to that effect. Are we  
in agreement with that then? Okay.

MR THEORIDIS: And I've got people's – and council's staff themselves, and they  
35 couldn't help me - - -

MS TAYLOR: Right.

MR THEORIDIS: And I've got all their details. I've got all the evidence, and I'm  
40 prepared to ..... stat decs and ..... on them.

MS TAYLOR: Okay. Well, I wouldn't bother doing that. But you've got a - - -

MR THEORIDIS: Because I've got their emails – I've got their emails too now  
45 - - -

MS TAYLOR: You've got a lawyer. You can do that, but - - -

MR THEORIDIS: Yeah.

MS TAYLOR: - - - if you want an outcome, start with the right professional by your side.

5

MR THEORIDIS: Mmhmm.

MR THEORIDIS: If my solicitors .....

10 MR LESTER: No. Well, he's really got to start thinking tactically and logically about what outcomes you would want to see - - -

MR THEORIDIS: Mmhmm.

15 MR LESTER: - - - rather than going through an adversarial process which is probably not going to help you all that much, other than cost you a lot of money.

MR THEORIDIS: I just want transparency - - -

20 MR LESTER: Yeah.

MR THEORIDIS: - - - and .....

25 MS TAYLOR: You might want transparency, and we want transparency. What we're trying to suggest to you is – and we're only suggesting, that start with the professional who knows how to get transparency, which we would suggest to you is a member of the planning profession. Lawyers can do it too, but planning people understand what's happening here much better. And bear in mind, it's a complicated site because it's already been approved - - -

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MR THEORIDIS: Mmhmm.

35 MS TAYLOR: And they're now changing the rules, so it's hard to get your hands around that. And take away – we can give him this best paper – we're giving – we're loaning you this best paper, and I've – the only mark on it is me marking your place there - - -

MR THEORIDIS: Yeah – no, that's good.

40 MS TAYLOR: And we had a bit of difficulty because we didn't have that particular plan that way, or I couldn't find it - - -

MR LESTER: We didn't have it.

45 MS TAYLOR: That showed us what was happening on the whole of the site in relation to you.



MR THEORIDIS: Yeah. I haven't seen this before, yeah.

MS TAYLOR: Yeah. But most of it's already approved, and it's this end that's changing. So, I'm now going to reopen the meeting fully and give a decision - - -

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MR THEORIDIS: Yep.

MS TAYLOR: And this panel is unanimously – the three members of the panel now is going to adopt the recommendation in the council town planning report, that the council note the outcomes of the public exhibition period in relation to this planning proposal for the land, that the council should endorse the planning proposal, to amend the Parramatta Local Environmental Plan by increasing the height down at building C, from 52 to 92 metres, but not changing it for the rest of the site in the planning – in the LEP, but amend the height of buildings ..... to remove the western portion of the site, and therefore the application of the minimum site area ..... is to achieve the proposed height of buildings, identify the western portion of the site – that's down there, as needing to having design excellence. When the plans come in, they've got to comply with the design excellence rules of the council, and that there has to be a competition, to make sure that they we get an appropriately-designed building on that particular bit, and that suggest that the planning proposal go forward to the Department of Planning, and that we recommend that the specific – that there be a site-specific DCP, and the one proposed is satisfactory.

And that we're going to add that we – that – at this meeting, an adjoining landowner came to the meeting and had found it very difficult to find appropriate information, to understand the impact of this planning proposal on his site. We recommend that council find a way to improve the transparency of the decision-making, particularly in relation to adjoining landowners when there is a planning proposal proposing additional development rights.

25  
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MR RYAN: Could I – I'd just suggest communication rather than transparency.

MS TAYLOR: Communication. Okay. Thank you. That will be the decision of this panel. Is that unanimous? Yes. Thank you very much. Thank you for coming along, and we wish you well with the development in the area, and encourage you to become a thorn in the council's side. Thank you very much for the planners coming along from the Planning Section.

MR RYAN: Not a problem at all.

40

MS TAYLOR: Yes. It was very handy to have you here, and to have you talking to us today.

MR RYAN: Thank you.

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**MEETING ADJOURNED FOR THE DAY**

**RECORDING CONCLUDED**