

EXTRACT FROM

MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD
REMOTELY VIA AUDIO-VISUAL LINK ON MONDAY, 11 MAY 2020 AT 6.30PM

PRESENT

The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak, Phil Bradley, Donna Davis, Pierre Esber, Michelle Garrard (Deputy Lord Mayor), Steven Issa, Andrew Jefferies, Sameer Pandey, Dr Patricia Prociv, Bill Tyrrell, Andrew Wilson, Lorraine Wearne and Martin Zaiter.

1. OPENING MEETING

The Lord Mayor, Councillor Bob Dwyer, opened the meeting at 6.37PM.

2. ACKNOWLEDGEMENT OF THE TRADITIONAL LAND OWNERS

The Lord Mayor, Councillor Bob Dwyer, acknowledged the Burramattagal 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.

3. WEBCASTING ANNOUNCEMENT

The Lord Mayor, Councillor Bob Dwyer, 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.

4. OTHER RECORDING OF MEETING ANOUNCEMENT

The Lord Mayor advised members of the public that the meeting was being held remotely and if persons watching the meeting live were to encounter technical difficulties to leave and re-enter the meeting via Council's website.

5. CONFIRMATION OF MINUTES

SUBJECT: Minutes of the Council Meeting held on 14 April 2020

2714 RESOLVED (Esber/Tyrrell)

That the minutes be taken as read and be accepted as a true record of the Meeting.

6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

There were no apologies or requests for leave of absence made at this meeting.

7. DECLARATIONS OF INTEREST

Councillor Barrak declared a non-pecuniary but significant interest in Item 18.8 being Post Exhibition - Draft Development Control Plan and Matters Pertaining to Planning Agreement - 14-20 Parkes Street, Harris Park as a company he is a Director of owns property on Wigram Street. He retired from the meeting prior to debate and voting on the matter.

18.7 SUBJECT FOR APPROVAL: Post Exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement - 2 O'Connell St, Parramatta

REFERENCE RZ/2/2017 - D07357862

REPORT OF Acting Team Leader Land Use Planning

2715 RESOLVED (Tyrrell/Zaiter)

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan (DCP) and draft Planning Agreement.
- (b) **That** Council endorse for finalisation the Planning Proposal for land at 2 O'Connell Street, Parramatta provided at Attachment 1 of Attachment 1, which seeks to amend the Parramatta LEP 2011 as follows:
 - i. An increase in the maximum Height of Buildings from 36 metres to 217 metres (inclusive of design excellence bonus);
 - ii. An increase in the maximum FSR from 4.2:1 to 16.2:1 (including all bonuses, opportunity site provisions and additional non-residential floor space);
 - iii. Introduction of site-specific provisions that outline the requirements for achieving the maximum FSR, require an appropriate transition to heritage items or conservation areas, introduce maximum parking rates, and ensure that issues pertaining to airspace operations and satisfactory arrangements for State infrastructure are addressed.
- (c) **That** Council forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) to prepare for finalisation, but request the final notification on the relevant Government website only be undertaken once:
 - i. Council confirms that the Planning Agreement has been signed and entered into; and
 - ii. The site-specific DCP has been publicly exhibited and endorsed by Council for finalisation.
- (d) **That** an amended DCP is re-exhibited and the outcomes of this exhibition are reported to Council. The amendments to be made to the DCP prior to re-exhibition are as follows:
 - i. Removal of the 3.5 metres setback to O'Connell Street (as Transport for NSW has indicated this is no longer required for

- road widening purposes) and resulting adjustments to relevant controls including but not limited to changes to the building and tower setbacks;
- ii. Addition of a section on heritage that refers to the LEP provision relating to heritage transition and impacts. The new DCP controls will ensure clear criteria for assessing the transition of any development on this site to the adjoining heritage item; and
 - iii. Addition of a control outlining that materials selection is to minimise reflectivity and glare impacts.
- (e) **That**, with regards to the Planning Agreement:
- i. That an administrative amendment is undertaken to the draft Planning Agreement provided at Attachment 4 of Attachment 1 to accurately describe the instrument change sought under the Planning Proposal (noting that this does not change the contribution or any other terms of the Planning Agreement);
 - ii. That Council enter into this amended Planning Agreement;
 - iii. The Chief Executive Officer be delegated authority to sign the Planning Agreement on behalf of Council;
 - iv. Council (in accordance with its statutory obligations) forward the Planning Agreement to DPIE once it comes into force.
- (f) **That** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process relating to the Planning Proposal, DCP and Planning Agreement.
- (g) **Further, that** Council note the advice of the Local Planning Panel of 21 April 2020 at Attachment 2 is consistent with the Council Officer's Recommendation in this report.

DIVISION A division was called, the result being:-

AYES: Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter

NOES: Councillors Barrak and Bradley