

EXTRACT FROM

MINUTES OF THE LOCAL PLANNING PANEL HELD REMOTELY VIA AUDIO-VISUAL LINK, 21 APRIL 2020 AT 3.30PM

PRESENT

David Lloyd QC in the Chair, Sue Francis, Paul Berkemeier and Hugh Colless.

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Chairperson David Lloyd QC, acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

WEBCASTING ANNOUNCEMENT

The Chairperson David Lloyd QC advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

APOLOGIES

There were no apologies made to this Local Planning Panel.

DECLARATIONS OF INTEREST

There were no declarations of interest made to this Local Planning Panel.

6.2 SUBJECT Post Exhibition Outcome - Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement for 2 O'Connell Street, Parramatta

REFERENCE RZ/2/2017 - D07333909

REPORT OF Project Officer-Land Use Planning

The Panel considered the matter listed at Item 6.2, attachments to Item 6.2 and the matters observed at the site inspection

PUBLIC FORUM

- David W Rose not in support of the recommendation.

Note: Public Forums were received in writing and considered as Public Forums due to the special circumstances and health concerns at the time of the meeting.

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DETERMINATION

That the Local Planning Panel recommend to Council:

- (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 provided at **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** 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) **Further, 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.

The Panel's decision was unanimous.

REASONS FOR DECISION

The Panel supports the findings in the report and endorsed the reasons contained in that report.