

MINUTES OF THE LOCAL PLANNING PANEL HELD IN THE RYDALMERE
OPERATIONS CENTRE, 316 VICTORIA RD RYDALMERE ON TUESDAY, 20
AUGUST 2019 AT 3.39PM

PRESENT

David Lloyd QC in the Chair and Jane Fielding, Deb Sutherland, Richard Thorp and

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

Greg Graham?

DECLARATIONS OF INTEREST

Jane Fielding declared a reasonably perceived conflict of interest in Item 6.2, 6.3 and 6.4 as her employer worked on the CBD planning proposal. However as the member of the Panel did not take part in this project as a part of her employment the chairperson ruled this as not being a conflict of interest as it was not a ground for disqualification on the ground of any perceived bias.

David Lloyd QC declared a reasonably perceived conflict of interest in Item 6.2 as the chairman of the National Trust NSW spoke against the planning proposal and Mr Lloyd QC, as a member of the National Trust NSW found this submission as a perceived conflict of interest or a perceived apprehended bias. He therefore did not take part in consideration of this matter.

6.3 SUBJECT Post-exhibition - Planning Proposal, draft site-specific Development Control Plan (DCP) and draft Planning Agreement for 20 Macquarie Street, Parramatta

REFERENCE RZ/21/2015 - D06796099

REPORT OF Project Officer-Land Use Planning

The Panel considered the matter listed as Item 6.3, attachments to Item 6.3 and the matters observed at the site inspection.

PUBLIC FORUM

Adam Byrnes on behalf of the applicant.

RECOMMENDATION

That the Local Planning Panel consider the following Council staff recommendation in its advice 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 and draft Planning Agreement;

(b) **That** Council endorse the Planning Proposal provided at **Attachment 1** which seeks to:

- ☐ Increase the maximum height of buildings from 36 metres (approximately 11 storeys) to 90 metres (approximately 29 storeys) and maximum floor space ratio from 4:1 to 10:1;
- ☐ Include a site-specific clause requiring development on the subject site to comply with the FSR sliding-scale provisions except if the development is for a hotel or motel;
- ☐ Include maximum car parking rates consistent with Council's resolution of 10 April 2017

and forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed by Council and the applicant.

- (c) **That** Council re-exhibit the draft site-specific Development Control Plan as amended at **Attachment 2** and that the results of the exhibition be reported to Council;
- (d) **That** Council authorise the Chief Executive Officer to re-enter negotiations with the applicant to seek to amend the draft Planning Agreement at **Attachment 3** to secure a right of way over the two metre setback on Marsden Street for the benefit of Council for the purpose of 24 hour pedestrian access;
- (e) **That** Council authorise the Chief Executive Officer to re-exhibit any such amendment to the draft Planning Agreement and that the results of re-exhibition be reported to Council; and
- (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 was decision was unanimous.

REASONS FOR THE DECISION

The Panel supports the findings contained in the assessment report and the reasons stated in that report