

EXTRACT FROM

MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD IN THE CLOISTER FUNCTION ROOMS, ST PATRICK'S CATHEDRAL 1 MARIST PLACE, PARRAMATTA ON MONDAY, 24 FEBRUARY 2020 AT 6.30PM

PRESENT

The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak, Phil Bradley, Pierre Esber, Michelle Garrard (Deputy Lord Mayor), Paul Han, Steven Issa, Andrew Jefferies (6.45pm), Dr Patricia Prociv, Bill Tyrrell, Andrew Wilson, Lorraine Wearne (6.31pm) and Martin Zaiter.

1. OPENING MEETING

The Lord Mayor, Councillor Bob Dwyer, opened the meeting at 6.30pm.

2. ACKNOWLEDGEMENT OF THE TRADITIONAL LAND OWNERS

The Lord Mayor, Councillor 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 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.

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

4. OTHER RECORDING OF MEETING ANNOUNCEMENT

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

Note: Councillor Wearne arrived at 6.31pm following the above announcement made by the Lord Mayor.

5. CONFIRMATION OF MINUTES

SUBJECT: Minutes of the Council Meeting held on 10 February 2020

2636 RESOLVED (Esber/Garrard)

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

6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

SUBJECT: Apologies/ Requests for leave of absence

2637 RESOLVED (Esber/Tyrrell)

That the apologies received from Councillor Donna Davis and Councillor Sameer Pandey be accepted and leave of absence granted.

7. DECLARATIONS OF INTEREST

Councillor Zaiter declared a non-pecuniary but significant interest in Item 18.4 being Post Exhibition Outcomes - Planning Proposal and Draft DCP for land at 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville as he was on the Panel of the Sydney Central City Planning Panel. He retired from the meeting during debate and voting on the matter.

18.3 SUBJECT FOR APPROVAL: Pre-Gateway - Planning Proposal for 135 George Street and 118 Harris Street, Parramatta (Albion Hotel site)

REFERENCE RZ/3/2017 - D07126376

REPORT OF Project Officer-Land Use Planning

MOTION (Issa/ Garrard)

That Council defer consideration of this matter to a Councillor Workshop.

AMENDMENT (Wilson/ Barrak)

(a) **That** Council endorse for the purposes of requesting a Gateway determination from the Department of Planning, Industry and Environment, the Planning Proposal included at **Attachment 1** and the addendum at **Attachment 2** for land at 135 George Street and 118 Harris Street, Parramatta which seeks to increase the maximum height of buildings control from 54 metres to 166 metres and increase the floor space ratio from 4:1 to 13.5:1, subject to the following amendments:

- i. Floor space ratio (FSR) – reduction in the floor space ratio from the applicant's proposed 13.5:1 to a mapped FSR of 10:1;
- ii. Height of Buildings – Reduction in the Height of Buildings control from the applicant's proposed height of 166 metres to a mapped height control of 130 metres;

- iii. Minimum Commercial Provisions – inclusion of a site-specific LEP clause that requires a minimum commercial floor space area equivalent to an FSR of 1:1;
 - iv. High Performing Buildings Bonus - Provision outlining an additional FSR of 0.5:1 is achievable, provided that high-performing buildings standards are met.
 - v. Car parking – inclusion of a site-specific LEP clause that applies the maximum car parking rates previously endorsed by Council as part of the Parramatta CBD Planning Proposal; and
 - vi. Overshadowing – inclusion of a site-specific clause that ensures that the proposed building does not cause additional overshadowing to the Experiment Farm heritage item between the hours of 10.00am and 2.00pm on 21 June consistent with the draft amendment to Clause 7.4 under the Parramatta CBD Planning Proposal.
- (b) **That** the reference design be amended by the applicant to reflect the changes in (a) above prior to the Planning Proposal being forwarded to the Department of Planning, Industry and Environment for a Gateway determination.
- (c) **That** the Planning Proposal, as amended in accordance with resolution (a) above, be forwarded to the Department requesting a Gateway determination.
- (d) **That** a draft site-specific development control plan (DCP) be prepared and reported to Council for endorsement prior to its public exhibition.
- (e) **That** the applicant be invited to negotiate a Planning Agreement for the subject site and that delegated authority be given to the Chief Executive Officer to negotiate a Planning Agreement with the landowner in relation to the Planning Proposal on behalf of Council. The outcome of negotiations shall be reported back to Council prior to the draft Planning Agreement being placed on public exhibition.
- (f) **That** the Planning Proposal, draft DCP and draft Planning Agreement be exhibited concurrently.
- (g) **That** Council advises the Department of Planning, Industry and Environment that the Chief Executive Officer will be seeking to exercise the plan-making delegations for this Planning Proposal.
- (h) **That** Council grant delegated authority to the Chief Executive Officer to correct any minor anomalies to the Planning Proposal, draft DCP and draft Planning Agreement of a non-policy and administrative nature that may arise during the amendment process.

- (i) **Further, that** Council note the Local Planning Panel's advice to Council is to defer the Planning Proposal subject to overshadowing analysis (refer **Attachment 3**), which has been conducted as part of the Parramatta CBD Planning Proposal and is addressed in this report.

The amendment moved by Council Wilson and seconded by Councillor Barrak on being put was declared LOST.

DIVISION The result being:-

AYES: Councillors Barrak, Wearne and Wilson

NOES: Councillors Bradley, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Prociv, Tyrrell and Zaiter

The motion moved by Councillor Issa and seconded by Councillor Garrard on being put was declared CARRIED.

DIVISION The result being:-

AYES: Councillors Bradley, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Prociv, Tyrrell, Wearne and Zaiter

NOES: Councillors Barrak and Wilson

2638 RESOLVED (Issa/Garrard)

That Council defer consideration of this matter to a Councillor Workshop.

DIVISION The result being:-

AYES: Councillors Bradley, Dwyer, Esber, Garrard, Han, Issa, Jefferies, Prociv, Tyrrell, Wearne and Zaiter

NOES: Councillors Barrak and Wilson

Note: Councillor Jeffries arrived at 6.45pm during consideration of Item 18.3