

- (a) **That** Council endorse the draft site-specific Development Control Plan for the land at 8-14 Great Western Highway Street, Parramatta, as provided at Attachment 1, for the purpose of public exhibition.
- (b) **That** Council authorise the Chief Executive Officer to commence the legal drafting of a Planning Agreement in accordance with the terms outlined in this report and to finalise the draft agreement on behalf of Council for the purpose of public exhibition.
- (c) **That** the draft site-specific Development Control Plan and draft Planning Agreement be placed on public exhibition concurrently with the Planning Proposal for land at 8-14 Great Western Highway Street, Parramatta, for a minimum period of 28 days, and the outcome of the public exhibition be reported back to Council.
- (d) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft site-specific Development Control Plan and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.

DIVISION A division was called, the result being:-

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

NOES: Councillors Barrak, Bradley, Davis, Wearne and Wilson

17.3 **SUBJECT** **FOR APPROVAL: Post-exhibition - Re-exhibition of Planning Agreement and Development Control Plan - 295 Church Street, Parramatta**

REFERENCE **RZ/14/2014 - D07534754**

REPORT OF **A/Team Leader Land Use Planning**

3045 **RESOLVED** **(Esber/Tyrrell)**

- (a) **That** Council receives and notes the six Government agency submissions responding to the re-exhibition of the amended Development Control Plan (DCP) and amended Planning Agreement for 295 Church Street, Parramatta.
- (b) **That** Council endorses the re-exhibited DCP (Attachment 1) for finalisation subject to the following two amendments, the first of which arose as a result of Transport for NSW's submission and the second of which arose from an issue identified by Council officers during the re-exhibition period in association with legal drafting for the related LEP amendment:

- i. Minor amendments/additions to the DCP controls to clarify that parking, loading and servicing (excluding set down and pick up for full size coach buses) should happen on-site.
 - ii. Removal of the DCP reference to parking controls in the current Parramatta Local Environmental Plan (LEP) 2011 Clause 7.14 (Car Parking for Certain Land in Parramatta City Centre) as the DCP should not pre-empt the drafting of the related site-specific Planning Proposal. Council also affirms its support for the parking provisions for this site being included in a site-specific clause rather than in the existing Clause 7.14.
- (c) **That** the DCP should come into effect when the Planning Proposal is finalised.
- (d) **That** subject to the Planning Agreement being updated to reflect the prospective new landowner, Council endorses the re-exhibited Planning Agreement (Attachment 2) for execution, and delegates authority to the Chief Executive Officer to sign the Planning Agreement on behalf of Council.
- (e) **That** upon signing of the Planning Agreement, the agreement be forwarded to the Department of Planning, Industry and Environment (DPIE) in accordance with Section 25G of the Environmental Planning and Assessment Regulation 2000.
- (f) **That**, noting that DPIE has requested a clear timetable for resolution of this Planning Proposal, if the prospective new landowner has not taken control of the property and signed the Planning Agreement by 28 February 2021, that Council advise DPIE that Council no longer wishes to progress the related Planning Proposal.
- (g) **That** Council responds to the communication from DPIE at Attachment 3 by advising DPIE of this resolution and noting that this resolution should facilitate finalisation of the Planning Proposal, DCP and Planning Agreement in a timely manner.
- (h) **That** Council supports the approach to drafting the LEP amendment outlined in this report as it relates to parking controls (noting that this approach confirms the limited range of parking rates included in the exhibited site-specific Planning Proposal rather than the more extensive parking range of rates exhibited in the Parramatta CBD Planning Proposal, and recognising that this is a transitional issue arising as a result of the site-specific Planning Proposal's proceeding in parallel with the Parramatta CBD Planning Proposal).
- (i) **Further, that** Council delegate authority to the Chief Executive Officer (CEO) to correct any minor policy inconsistencies or any anomalies of an administrative nature relating to the Planning Agreement and Development Control Plan.

DIVISION A division was called, the result being:-

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

NOES: Councillors Barrak, Bradley and Davis

18. NOTICES OF MOTION

18.1 SUBJECT NOTICE OF MOTION: Sydney Olympic Park High School

REFERENCE F2019/04433 - D07766911

FROM Councillor Prociv

3046 RESOLVED (Prociv/Issa)

That Council write to the Minister for Education seeking assurances that any masterplan for the proposed Sydney Olympic Park High School includes the following spatial and community requirements:

- a. That school buildings and grounds be designed and built to accommodate students from the entire Olympic Peninsula, including Newington, Wentworth Point, Carter St and Olympic Park.
- b. Any covered outdoor learning areas be designed and built to accommodate the maximum number of anticipated enrolments.
- c. Library and ancillary study spaces be designed and built to serve the entire school community and be included within the school precinct.
- d. That Peninsula Park will not be considered as a de-facto school active and or passive green space for use by any NSW Department of Education facilities and/or students during school hours.
- e. That any correspondence in relation to this motion be deferred until a planned meeting between representatives of TfNSW and SINSW. And that this correspondence include any decisions/discussions that result from this meeting as they relate to the motion.
- f. That a briefing note on the results of the planned meeting with representatives of TfNSW and SINSW, including any proposed changes to the Local Environment Plan and Wentworth Point Development Control Plan, be made available to Councillors at the first opportunity.
- g. Copies of any correspondence to the Minister for Education and Minister for Transport be made available to Councillors at the first opportunity.

Note:

1. **Councillor Dwyer requested that his name be recorded as having voted against the decision taken on this matter.**
2. **Councillor Zaiter left the Chamber at 9:05pm and returned at 9:07pm during consideration of this matter.**