

**Meeting Date:** 18 June 2020, 10am

**Meeting Attendees:**

- Parramatta City Council – David Birds (Manager City Planning), Jennifer Concato, Robert Colgna, Kelly Van Der Zanden
- Willowtree Planning – Chris Wilson, Rachel Streeter
- Roberts Day – Stephen Moore
- Apologies – Cameron Smart

**Meeting Notes:**

- Council officers opened the meeting by stating the Councilor Moratorium on Planning Proposals no longer exists because Council has adopted its Strategic Planning Assessment. As such, Council officers can now proactively consider Planning Proposals, including Bridge Rd.
- Council officers do support the overall vision and strategic merit of the Proposal, particularly the innovative mix of health and education uses that complement the Precinct.
- Council officers do not support the proposed height (40 storeys) and floor space (6:1) increase for a number of reasons including:
  1. By resolution of the LSPS process that the proposed heights and floor space are only appropriate within the Parramatta City Centre.
  2. The site is on the edge of the Precinct, rather than towards the Precinct's Centre. Council defines the Centre as being lands immediately around the publicly announced Metro Station. As such, the Proposal must have a height and FSR comparable or less than the Deicorp development (approx. 4.5:1).
  3. The neighboring sites will not substantially change in development potential in the near future and the Proposal's bulk and scale does not satisfy local character requirements.
  4. The traffic generated by the intensity of development at 6:1 FSR would not be supported by Council given the recent determination of the Catholic School.
- Based on the above, Council advised an amended Planning Proposal to reduce the height and FSR to comparable (or less than) the Deicorp would be required for the Planning Proposal to progress smoothly. Other matters to be considered as part of this process include:
  1. Opportunities for improved connectivity to the north.
  2. Clarification on public open space, tenure and accessibility.
  3. Revised public benefit offer.
- Subject to instructions from the Proponent, it was agreed RD and Willowtree would prepare three preliminary concepts addressing the above matters. These concepts would be presented to Council within 2 – 4 weeks and a preferred concept agreed. This would be the basis of an amended Proposal being lodged within an additional 4 – 6 weeks.
- Council closed the meeting by reiterating it hopes the amended Planning Proposal reflects the above, as Council is keen to progress the vision for this site in a positive manner.

End.