

MINUTES OF THE INDEPENDENT HEARING AND ASSESSMENT PANEL HELD
IN THE CIVIC ROOM, RYDALMERE OPERATIONS CENTRE, 316 VICTORIA
ROAD RYDALMERE ON TUESDAY, 15 NOVEMBER 2016 AT 3.34PM

PRESENT

David Lloyd, QC in the Chair and Michael Mason, Tony Reed, Noni Rucker and Anne Smith

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

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

MINUTES
ECONOMY

6.1 SUBJECT Planning proposal for land at 470 Church Street,
Parramatta
REFERENCE RZ/13/2016 - D04445493
REPORT OF Project Officer Land Use
PUBLIC ADDRESS

There was no public address for this item.

2 DETERMINATION

- (a) **That** Council endorse the planning proposal contained at **Attachment 1** subject to
- (i) Figure 12 contained in Attachment 1 showing the proposed FSR being replaced with an image that shows an FSR of 6:1 as indicated in the notes below Figure 12.
 - (ii) The applicant's Urban Design Report being updated so that either:
 - With the applicant's agreement, any built form diagram showing 23-27 Harold Street present only the existing built form on the site.
 - If the applicant is unwilling to amend their Urban Design Report that a note be added beneath relevant images indicating that the built form shown on 23-27 Harold Street does not have final approval, together with a second note indicating the status update of the planning proposal currently being assessed by Council for 23-27 Harold Street at the commencement of the exhibition of any planning proposal for the subject site.

(b) **That** the planning proposal be forwarded to the Department of

Planning and Environment for Gateway determination.

- (c) **That** Council advise the NSW Department of Planning and Environment that the CEO will be exercising the plan-making delegations for this planning proposal as authorised by Council on 26 November 2012.
- (d) **That** Council grant delegated authority to the CEO to negotiate a Voluntary Planning Agreement (VPA) for the delivery of public benefit, which appropriately recognises the value uplift of the planning proposal.
- (e) **That** the outcome of the VPA negotiations be reported to Council prior to exhibition of the draft VPA.
- (f) **That** a site specific Development Control Plan (DCP) be prepared in consultation with Council.
- (g) **That** the planning proposal, VPA and DCP be placed on public exhibition concurrently.
- (h) **Further, that** Council grant delegated authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the amendment process.

The decision of the panel was unanimous.

THIS PAGE AND THE PRECEDING 3 PAGES ARE THE MINUTES OF THE ORDINARY/SPECIAL COUNCIL MEETING HELD ON TUESDAY, 15 NOVEMBER 2016 AND CONFIRMED ON TUESDAY, 20 DECEMBER 2016.