

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, 13 JULY 2020 AT 6.30PM

PRESENT

The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak, Phil Bradley, Donna Davis, Pierre Esber, Michelle Garrard (Deputy Lord Mayor), Steven Issa, Andrew Jefferies (6.32pm), Sameer Pandey, Dr Patricia Prociv, Bill Tyrrell, Andrew Wilson, Lorraine Wearne 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.

5. CONFIRMATION OF MINUTES

SUBJECT: Minutes of the Council Meeting held on 9 June 2020

2791 RESOLVED (Esber/Prociv)

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

SUBJECT: Minutes of the Extraordinary Council Meeting held on
2 July 2020

2792 RESOLVED (Esber/Prociv)

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

6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

There were no apologies or requests for leave of absence made at this meeting.

7. DECLARATIONS OF INTEREST

Councillor Barrak declared a non-pecuniary and less than significant interest in Item 16.1 being Little India Harris Park Reference Group as the company of which he is a director, Barrak Corporation Pty Ltd, owns property in Harris Park. He left the Chamber prior to debate and voting thereon.

8. PUBLIC FORUM

10.1 SUBJECT PUBLIC FORUM: Item 12.1 - Rescission Motion - Gateway Request Planning Proposal at 8-14 Great Western Highway, Parramatta

REFERENCE RZ/6/2019 - D07532025

FROM Jim Castagnet

Thank you for the opportunity to address Council. My name is Jim Castagnet. My company lodged a Planning Proposal in August 2019, consistent with the outcomes to be implemented for the broader CBD Planning Proposal.

We were disappointed with Council's decision on 9th June to defer consideration of the Planning Proposal to investigate expanding the B3 Commercial Core Zone into this area. We note that:

- The B4 Zone has been flagged for many years and after much time and money spent on studies, it was recommended by Council to the Gateway, who issued their approval in December 2018.
- The site and associated street block are well removed from the current B3 zone and hence would require the entire CBD planning proposal to be revisited.
- The area is substantively developed for strata apartments, hence not readily developable for commercial use.
- The B4 zoning provides both commercial and residential development in support of the B3 Zone and needed to activate the city after hours and on weekends.

- The B4 mixed use zone is essential to support a thriving core, including providing homes for workers close to work
- An expanded B3 zone is not needed to meet Council's jobs and commercial floor space targets

Council identified the site as an "opportunity site" in its CBD Planning Proposal. This would have required specific consideration of its future development to fit contextually in its environment.

The built form is lower in height than the adjoining Gateway Building on the corner of Great Western Highway and Church Street. The Council Heritage Officer has concluded that the heritage sites to the North are unaffected and noted that there will be ample opportunities to further scrutinise the development during Public Exhibition, Design Competition and DA process.

Parramatta has been heavily promoted as Sydney's second CBD and businesses have been encouraged to invest in this once in a lifetime opportunity to grow Parramatta both culturally and economically, thereby creating jobs for the growing population away from the old city.

In turn, the Council seeks to fund a range of infrastructure improvements to make Parramatta a great place to live.

Significant contributions are provided by these Opportunity Sites as per Council's Value Sharing strategy. Value Sharing is based on residential gross floor area not B3 commercial gross floor area.

Our Planning Proposal has been prepared in good faith and we have worked tirelessly with Council to ensure our proposal fits the site's B4 context based on the precinct wide planning proposal endorsed by Gateway in December 2018. Significant resources have been invested based on this.

B3 for the subject site represents a significant shifting of the goal posts which will impact on investment stability, Council's reputation as a place to do business and its primary aim of attracting employment floor space in the CBD.

The Planning Proposal for GWH has been recommended by Council Staff and the Local Planning Panel and it will deliver significant community benefits. We respectfully ask that Councillors adopt their recommendation and progress the Planning Proposal to Gateway.

STAFF RESPONSE

No staff response was provided to this public forum.

12.1 SUBJECT RESCISSION MOTION: Item 18.2 Council Meeting 9 June 2020 - Gateway Request Planning Proposal at 8-14 Great Western Highway, Parramatta

REFERENCE RZ/6/2019 - D07477480

REPORT OF Councillor Tyrrell

2793 RESOLVED (Tyrrell/Garrard)

That the resolution of the Council held on 9 June 2020 in relation to Item 18.2 – Gateway Request Planning Proposal at 8-14 Great Western Highway, Parramatta, namely:

That Council defers consideration of the current motion until Council reviews its policies with a view to examining the efficacy of expanding its CBD core in order to preserve its function as a major NSW CBD.

be and is hereby rescinded.

2794 RESOLVED (Tyrrell/Garrard)

- (a) **That** Council endorse the Planning Proposal at Attachment 2 for the purpose of requesting a Gateway Determination for land at 8-14 Great Western Highway, Parramatta, which seeks to amend *Parramatta Local Environment Plan 2011* (PLEP 2011) by way of:
- i. Increasing the height of building control from 28 metres to 211 metres;
 - ii. Amending the controls so that the FSR which is to apply to the site is composed of mapped components and bonuses as follows:
 - a. Mapped FSR increased from 3.5:1 to 10:1 of which a minimum of 1:1 FSR must be commercial uses;
 - b. Design Excellence bonus (15% - 1.5:1);
 - c. High Performing Buildings bonus (5% - 0.5:1);
 - d. Opportunity Sites bonus (3:1);
 - e. Unlimited commercial FSR above the 1:1 requirement;and
 - iii. Insert a site-specific provision applying maximum car parking rates per the Parramatta CBD Strategic Transport Study.
- (b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment to request a Gateway Determination be issued.
- (c) **That** should a Gateway Determination be issued that structures the floor space ratio (FSR) and site specific clauses in an alternative way, that the Chief Executive Officer is authorised to make the

necessary amendments to the Planning Proposal for the purposes of public exhibition, only where the total proposed FSR is unchanged.

- (d) **That** should a Gateway Determination be issued, a site-specific Development Control Plan be prepared in accordance with the design principles contained within this report.
- (e) **That** should a Gateway Determination be issued, the Chief Executive Officer be authorised to negotiate a Planning Agreement in accordance with Council's Planning Agreements Policy.
- (f) **That** the draft site-specific Development Control Plan and draft Planning Agreement be reported to Council for endorsement prior to being publicly exhibited concurrently with the Planning Proposal.
- (g) **That** Council request the Department of Planning, Industry and Environment to issue Council's Chief Executive Officer plan-making delegations for this Planning Proposal.
- (h) **That** Council authorise the Chief Executive Officer to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.
- (i) **Further, that** Council note that the Parramatta Local Planning Panel's advice to Council (Attachment 1) is consistent with the recommendations of this report.

DIVISION A division was called, the result being:-

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

NOES: Councillors Barrak, Bradley, and Wilson