

MINUTES OF THE SPECIAL MEETING OF PARRAMATTA CITY COUNCIL HELD  
IN THE COUNCIL CHAMBER, CIVIC PLACE, PARRAMATTA ON WEDNESDAY,  
23 DECEMBER 2015 AT 6.48PM

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PRESENT

The Lord Mayor, Councillor P J Garrard in the Chair and Councillors J P Abood, J Chedid, S H Chowdhury, R Dwyer, G J Elmore, P Esber, J D Finn (arrived 6.49pm), J A Hugh, S T Issa (retired 7.32pm), S D Lloyd, B Makari (Deputy Lord Mayor), J L Shaw, L E Wearne and A A Wilson (arrived 6.55pm).

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Lord Mayor, Councillor P J Garrard acknowledged the Burramattagal Clan of The Darug, the traditional land owners of Parramatta and paid respect to the elders both past and present.

MINUTES

SUBJECT Minutes from the Council Meeting held on 14 December 2015  
16333 RESOLVED (Makari/Issa)

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

APOLOGIES

16334 RESOLVED (Esber/Abood)

**That** it be noted Councillors J D Finn and A A Wilson will be arriving later in the evening.

DECLARATIONS OF INTEREST

Councillor J P Abood declared a non – pecuniary, significant interest in relation to Item 6.2 of Economy regarding the Planning Proposal for the land at 171-189 Parramatta Road, Granville as the owner of a related site is a good friend.

**Note**

**Councillor J D Finn arrived at the meeting at 6.49pm during consideration of this matter.**



2 Any other suitable sites.

- (c) That Council contributes up to \$15,000 from the budget for Community Capacity Building projects to support the Memorial to Indigenous Service Personnel Steering Committee in preparing preliminary concept designs.
- (d) Further, that a report be provided to Council reporting back on the concept design results with an update on the fundraising implications and the asset and maintenance requirements of the proposed memorial.”

be and is hereby rescinded.

16337

RESOLVED (Shaw/Esber)

- (a) **That** the report on the progress of the Memorial to Indigenous Service Personnel be received and noted.
- (b) **That** Council endorse further exploration for the Memorial to Indigenous Service Personnel through a concept design process responding to the following site:-

*Parramatta River Foreshore between Lennox Bridge and Barry Wilde Bridge.*

- (c) **That** Council contributes up to \$15,000 from the budget for Community Capacity Building projects to support the Memorial to Indigenous Service Personnel Steering Committee in preparing preliminary concept designs.
- (d) **Further, that** a report be provided to Council reporting back on the concept design results with an update on the fundraising implications and the asset and maintenance requirements of the proposed memorial.

**Note**

**Councillor A A Wilson arrived at the meeting at 6.55pm during consideration of this matter.**

ECONOMY

6.1 SUBJECT Riverbank Development Blueprint  
REFERENCE F2015/00178 - D04022894  
REPORT OF Senior Development Manager. Also Senior Development Manager Email dated 23 December 2015 providing updated attachment.

16338

RESOLVED (Chedid/Abood)

- (a) **That** Council accept and note the contents of this Report.
- (b) **That** Council endorse the development footprints proposed in Attachment 1 (provided to Councillors as per the circulated email dated 23 December 2015) and finalise the Riverbank Development Blueprint.
- (c) **That** Council progress with seeking Expressions of Interest for Stage 1 as outlined in the diagram in Attachment 1 (as provided to Councillors under separate cover) on the basis Council has the ability to retain any retail and/or commercial assets.
- (d) **Further, that** Council delegate the authority to the Chief Executive Officer to engage all the necessary consultants and execute any documentation required for the Expression of Interest in (c).

**Note**

**Councillor J Hugh left the meeting at 6.57pm and returned at 6.58pm during consideration of this matter.**

6.2           SUBJECT           Planning Proposal for the land at 171-189 Parramatta Road, Granville

REFERENCE   RZ/10/2013 - D04004531

REPORT OF   Project Officer - Land Use Planning. Also Director Strategic Outcomes and Development email dated 23 December 2015.

16339       RESOLVED       (Dwyer/Shaw)

- (a) **That** Council endorse the Planning Proposal at Attachment 1 for the land at 171-189 Parramatta Road, Granville subject to it being modified to include the following controls:
  - Rezone the subject land from R3 Medium Density Residential and B6 – Enterprise Corridor to B4 Mixed Use;
  - Provide an increase in height to 82 metres (25 storeys) (inclusive of design excellence) to be compliant with the Draft Parramatta Road Urban Transformation Strategy;
  - A FSR to be determined by the lodgement of a reference design as described in (b) and (c) below.
- (b) **That** the applicant provide a reference design providing an FSR of 5.2 (exclusive of design excellence) demonstrating compliance with the Draft Parramatta Road Urban Transformation Strategy's Urban Design Guidelines (UDG) and the SEPP 65 Apartment Design Guide (ADG). In particular, it must demonstrate a built form that complies with the podium and tower setbacks to Parramatta Road of the UDG and the building separation controls of the ADG.

- (c) **That** the applicant shall provide prior to the exhibition of any planning proposal a reference design at 1:500 that demonstrates how the land located within the subject site but not yet acquired by the applicant (refer to Paragraph 29 of this report) and the adjacent site on the corner of Parramatta Road and Albert Street can be developed to the same potential while complying with the Draft Parramatta Road Urban Design Guidelines and the ADG in particular with regards to building separation.
- (d) **That** the CEO be delegated responsibility to consider the reference design provided by the applicant and determine the exact FSR as described in (b) that will be included in the Planning Proposal prior to it being forwarded to the Department of Planning and Environment seeking a Gateway determination.
- (e) **That** Council advise the Department of Planning and Environment that Council intends to exhibit an alternative urban design for the site, which is the revised Planning Proposal as submitted by the proponent in October 2015, at the same time as the plans determined by the process outlined above are placed on public exhibition in accordance with the Gateway Determination for this Planning Proposal.
- (f) **That** Council proceed with negotiations for a Voluntary Planning Agreement (VPA) with the landowner in relation to the Planning Proposal and that any VPA entered into would be in addition to S94A Development Contributions.
- (g) **That** delegated authority be given to the CEO to negotiate the VPA on behalf of Council and that the outcome of negotiations be reported back to Council.
- (h) **That** Council advises the 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.
- (i) **Further, that** Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan- amendment process.

DIVISION The result being:-

AYES: Councillors J Chedid, S H Chowdhury, R Dwyer, P Esber, J D Finn, P J Garrard, J A Hugh, S T Issa, S D Lloyd, B Makari, J L Shaw and L E Wearne

NOES: Councillors G J Elmore and A A Wilson

**Note**

**Councillor J P Abood had previously declared a non-pecuniary, significant interest in this matter as a good friend is an owner of a related site. Councillor Abood temporarily retired from the meeting during consideration and voting on this issue.**

### NOTICES OF MOTION

7.1 SUBJECT Construction of Pedestrian Bridge - From Morton Street, Parramatta East to Alfred Street, Parramatta  
REFERENCE F2006/00965 - D04022884  
REPORT OF Councillor J Chedid

16340 RESOLVED (Chedid/Wilson)

- (a) **That** the CEO Parramatta City Council proceeds with the strategy of building the pedestrian bridge connecting the east with south end of the river as adopted in a council resolution in 2006.
- (b) **That** the funding model is to include the below options:
1. Development Contribution from Planning Proposal agreement of \$2.5 million and \$800,000 through VPA (Voluntary Planning Agreements), resulting in \$3.3 million;
  2. Future development along the river and surrounding areas like Rosehill, Alfred Street, James Ruse Drive, Thomas Street and MacArthur Street Parramatta and all the way to Victoria Road should contribute towards the pedestrian bridge through Section 94 and VPA funding.
  3. That any development within the Western Sydney University Parramatta campus through Section 94 and VPA make a cash contribution towards the Bridge development.
- (c) **That** Council invite the State and Federal Government to become a strategic partner in this project by either making a cash contribution or develop the whole project for Parramatta's economics contribution towards the NSW and Australian economy as a Regionally City.
- (d) **That** a detailed report be included on what other states on similar projects have developed in regards to pedestrian bridges e.g. Brisbane City Council.
- (e) **That** this project be listed as a high priority for Parramatta City Council after 8 years of being put on the back burner and not be deferred.
- (f) **That** all future developments along the River Foreshore are to

include in the planning zones, a mixed use retail zone to accommodate hospitality operations, such as cafes, restaurants like most development in Australia and around the world.

- (g) **Further, that** a traffic transport study be undertaken for the Parramatta CBD and include future development East and North of Parramatta and assess the opportunity for additional lanes on the Parramatta Gaswork Bridge.

7.2 SUBJECT Change to Voluntary Planning Agreement Policy

REFERENCE F2015/02769 - D04022886

REPORT OF Councillor J Chedid

16341 RESOLVED (Chedid/Issa)

- (a) **That** Council review its policy on Voluntary Planning Agreements, to:-
- i. identify the key projects that should be supported by public benefits to be delivered via VPAs;
  - ii. how this contribution should be delivered; and
  - iii. recognise that value sharing is an appropriate approach for determining the value of a VPA contribution.
- (b) **That** while the review of the Policy is being undertaken, all VPAs associated with development proposals in the CBD, should seek to deliver public benefit contributions for the River Foreshore Strategy and associated projects, Council's major improvement projects, upgrades and delivery of new public domain and open spaces in the CBD, with a preference for River Foreshore Strategy projects.
- (c) **That** in accordance with the current policy all VPAs be referred to Council for consideration of the initial offer and approval of the final offer.
- (d) **Further, that** any upgrade or improvement surrounding a new development site be required as conditions of development consent e.g pedestrian link, road way and new footpath.

#### SUSPENSION OF STANDING ORDERS

16342 RESOLVED (Shaw/Elmore)

**That** Standing Orders be suspended to enable consideration of an urgent motion pertaining to the governance, structure and method of transition to any newly amalgamated Council.

The Lord Mayor ruled that the matter was one of urgency.

SUBJECT Governance, Structure and Method of Transition to Amalgamated Council  
REFERENCE F2014/02719  
FROM Councillor James Shaw

16343 RESOLVED (Shaw/Chedid)

- (a) **That** Parramatta City Council creates a committee of interested Councillors to consider the governance, structure and all other "factors in the act" as defined in the NSW Government boundary review web-site relating to the new proposed Parramatta City Council. The committee may also consider any transitional arrangements regarding a new Council that may need to occur.
- (b) **Further, that** the Committee write a draft submission to Council to be sent to the delegates of the CEO of Local Government NSW on the aforementioned matters. A terms of reference should be set at the first committee meeting.

#### FURTHER SUSPENSION OF STANDING ORDERS

16344 RESOLVED (Issa/Abood)

**That** Standing Orders continue to be suspended to enable the nomination of Councillors to a committee to consider the value share mechanisms associated with the Draft Parramatta CBD Planning Proposal (per Council's decision of 14 December 2015).

The Lord Mayor ruled that the matter was one of urgency.

SUBJECT Draft Parramatta CBD Planning Proposal - Nomination of Councillors to Committee (Minute No. 16282 refers)  
REFERENCE F2013/02004  
FROM Councillor Steven Issa

16345 RESOLVED (Issa/Wilson)

- (a) **That** the Committee to be formed to consider the Draft Parramatta CBD Planning Proposal and value share mechanisms be extended to four (4) Councillors.
- (b) **Further, that** Councillors J P Abood, S Issa, J Shaw and L E Wearne be appointed to this Committee.

#### **Note**



**Councillor S Issa retired from the meeting at 7.32pm following consideration of the above matter.**

FURTHER SUSPENSION OF STANDING ORDERS

16346 RESOLVED (Esber/Chowdhury)

**That** Standing Orders be suspended to enable consideration of an urgent matter pertaining to the procurement process for safety works for Riverside Theatres.

The Lord Mayor ruled that the matter was one of urgency.

**Note**

**As the matter was simply adopted in accordance with the recommendation of the report circulated on this matter and no discussion took place, the matter was considered without moving into Closed Session.**

**It should be noted that the matter would normally have been considered in Closed Session in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report circulated contained commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.**

8.1 SUBJECT Procurement Process for Safety Works for Riverside Theatres  
REFERENCE F2015/00073  
FROM Director Marketing and City Identity

16347 RESOLVED (Esber/Chowdhury)

- (a) **That** Council resolve, in accordance with s55(3)(i) of the *Local Government Act 1993 (NSW)* that due to emergency circumstances that a contractor for the supply and installation of an automatic fire detection and alarm system be procured without the requirement to tender; and
- (b) **Further, that** Council grant delegated authority to the Chief Executive Officer to execute all supply agreements, contracts or deeds necessary to complete the works.

The meeting terminated at 7.34pm.

THIS PAGE AND THE PRECEDING 8 PAGES ARE THE MINUTES OF THE SPECIAL COUNCIL MEETING HELD ON WEDNESDAY, 23 DECEMBER 2015 AND CONFIRMED ON 8 FEBRUARY 2016.

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Lord Mayor