

PRESENT

The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak, Phil Bradley, Donna Davis, Pierre Esber, Michelle Garrard (Deputy Lord Mayor), Steven Issa (6:47PM), Andrew Jefferies, Sameer Pandey, Dr Patricia Proxiv, Bill Tyrrell, Andrew Wilson and Martin Zaiter.

1. OPENING MEETING

The Lord Mayor, Councillor Bob Dwyer, opened the meeting at 6.36PM.

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 ANOUNCEMENT

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 December 2019

2566 RESOLVED (Tyrrell/Pandey)

**That** the minutes be taken as read and be accepted as a true record of the Meeting subject to an amendment to Item 19.3 NOTICE OF MOTION: Shared Usage of Council Assets and Lands for Community Events and Festivals to read as:

*"That a report come back to Council investigating new opportunities for shared usage of parks, reserves and sportsgrounds within Council's asset portfolio and under Council control for community events and festivals."*

## 6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

SUBJECT: Apologies/Requests For Leave of Absence

2567 RESOLVED (Esber/Tyrrell)

**That** the apology received from Councillor Paul Han be accepted and leave of absence granted.

**Note: Leave of absence had previously been granted to Councillor Lorraine Wearne for two Council Meetings, being 9 December and 16 December Council Meetings.**

## 7. DECLARATIONS OF INTEREST

Councillor Barrak declared a non-pecuniary and less than significant interest in Item 18.5 being Post Exhibition – Planning Proposal and Draft Planning Agreement for land at 14-20 Parkes Street, Harris Park as he owns a property in Harris Park. He retired from the meeting during debate and voting on this matter.

## 8. MATTERS OF URGENCY (if any)

There were no matters of urgency raised at this meeting.

## 9. MINUTES OF THE LORD MAYOR

9.1 SUBJECT Condolence Motion: Whakaari / White Island Eruption, New Zealand

REFERENCE F2019/03630 - D07174693

REPORT OF Lord Mayor, Councillor Bob Dwyer

2568 RESOLVED (Dwyer/Zaiter)

(a) **That** Council acknowledge the tragic loss of life, and those injured, in the Whakaari / White Island, New Zealand, eruption on Monday, 9 December 2019.

(b) **Further, that** the Chamber hold a minute's silence as a mark of mourning and respect.

9.2 SUBJECT Parramatta PCYC

REFERENCE F2019/03630 - D07173075

REPORT OF Lord Mayor, Councillor Bob Dwyer

2569 RESOLVED (Dwyer/Zaiter)

(a) **That** Council note the positive contributions made by PCYC to the City of Parramatta, delivered through their broad range of youth and community activities and support.

(b) **That** Council supports their objective to find a new permanent

home within the Parramatta CBD.

- (c) **Further, that** Council support the request made by PCYC to meet with representatives of the NSW Government with a view to identifying an appropriate, centrally located site within the Parramatta CBD so that planning can progress for a new Parramatta PCYC.

**Note: Councillor Issa arrived at 6:47PM during consideration of the Lord Mayoral Minute for the Parramatta PCYC.**

9.3 SUBJECT Newington Gunners Soccer Club  
REFERENCE F2019/03630 - D07173849  
REPORT OF Lord Mayor, Councillor Bob Dwyer

2570 RESOLVED (Dwyer/Issa)

**That** Council write to the Department of Planning, Industry and Environment regarding State Significant Development Application (Ref Number SSD-10354) proposing a Cricket Centre of Excellence. The letter should urge them to accommodate the Newington Gunners on the subject site or at an alternate location, noting the concerns raised in the submission lodged by the Newington Gunners Soccer Club.

9.4 SUBJECT Royal Agricultural Society of NSW Masterplan  
REFERENCE F2019/03630 - D07175038  
REPORT OF Lord Mayor, Councillor Bob Dwyer

2571 RESOLVED (Dwyer/Barrak)

- (a) **That** the Lord Mayor write a letter to the Minister for Planning and Public Spaces in support of the business case for the Sydney Showground improvements proposed by the Royal Agricultural Society of NSW.
- (b) **Further, that** Council explore opportunities for partnership with the Royal Agricultural Society of NSW, particularly in respect to their upcoming 200 year anniversary in 2022, and the 200 year anniversary of the Sydney Royal Easter Show in 2023.

## 10. PUBLIC FORUM

10.1 SUBJECT PUBLIC FORUM 1: North Granville Community Facilities Masterplan  
REFERENCE F2019/03719  
FROM Hayley Coghlan

My name is Hayley Coghlan, a resident of Onslow St Granville, and nominated representative of my neighbourhood to express our serious

concerns with the North Granville Community Facilities Masterplan.

Nine points the Parramatta Councillors should know:

1. F.S Garside Park and the surrounding parklands is the only remaining, substantial greenspace in Granville.
2. The current Masterplan caps more than two thirds of this greenspace and removes our mature age trees.
3. Granville's climate emergency – heatmapping funded by Parramatta Council depicts the suburb of Granville in the redzone. Capping this area and removing our trees will contribute to temperatures rising.
4. Duck Creek Reserve has major flooding issues. Capping this area will contribute to more severe urban water runoff into our streets and onto Parramatta Rd.
5. This Masterplan erases Granville heritage through the demolition of two community-built buildings.
6. This Masterplan does not follow Parramatta Councils own Environmental Strategy of 2017.
7. This Masterplan design of several carparks does not consider Neighbourhood Safety.
8. Previous Administrator Amanda Chadwick was neglectful in her responsibility to collect section 94 contributions from the North of Granville Station developers.
9. Finally, whether by deliberate deception or design, the Masterplan project team has done the wrong thing by not genuinely engaging the local residents who will be most impacted by this masterplan.

Our requests are as follows:

- i. The Masterplan be redrafted;
- ii. A 6 month extension consultation period for local residents who will be most impacted;
- iii. The missing 94 contributions from the North of Granville Station Developers be retrieved;
- iv. The Redrafted Masterplan to follow Parramatta Councils own Environmental Strategy by:
  1. Remediating all parkland soils instead of capping
  2. Keep all existing trees and adding more
  3. Maximising our greenspace by moving concrete sporting facilities under the M4 motorway
  4. Reduce waste and carbon footprint and preserve Granville heritage by keeping our current community buildings
    - a. That 1-3 Onslow St building be restored and renovated for future community use
    - b. 2 Arthur St, Scout Heritage be given a long lease (a minimum of 25 years)
5. Reduce number of carparks to prevent
  - a. urban heat islands contributing to temperature rises
  - b. inviting undesirable behaviour so close to our homes
  - c. creating a thoroughfare of cars around our neighbourhood streets making it unsafe for our kids.

Parramatta Council has a duty of care for the future of this community. Please do the right thing. The obvious neglect of Granville and its communities by the Parramatta Council and State Government has to

stop now.

Parramatta Council this is your opportunity, be visionary, deliver on your environmental strategy, and genuinely give back to Granville.

## **STAFF RESPONSE**

The NSW State Government conducted significant community consultation in 2015 to identify key issues and opportunities for the North Granville Precinct in order to meet the anticipated 346% increase in precinct population to 2041.

Based on that community consultation, the State Government developed the Parramatta Road Urban Amenity Improvement Program projects, including F.S. Garside Park improvements and the adjacent Alfred Street cycleway.

In early 2019, the NSW State Government provided funding to City of Parramatta Council to plan for and construct the F.S. Garside Park improvements and Alfred Street cycleway.

This Master Plan is the first step in that process. Council also believed it necessary to Master Plan for F.S. Garside Park as there will be much-needed community facilities that are beyond the scope of the NSW State Government's funding. Council would seek to deliver those additional facilities over time. The Master Plan also provides certainty as to how the park will develop as Granville's population increases.

In June 2019 Council conducted community consultation to inform high-level concepts for the Master Plan, and in mid-October to mid-November 2019, Council exhibited the draft Master Plan.

Council is considering Stage 1 of that Master Plan tonight which is an important step for Council in meeting its commitment to the NSW State Government funding agreement for the F.S. Garside Park improvements and the adjacent Alfred Street cycleway.

If Stage 1 is adopted tonight, there will be further community consultation on detailed design of each area, for example the Northern Play Area, Youth Recreation Area, Dog Park, etc.

There was very little objection from the wider Granville community to the North Granville Community Facilities Master Plan but key issues for local residents living adjacent to or near F.S Garside Park were the proposed new car parking arrangements connecting Arthur Street to Onslow Street, and the proposed new community building.

These elements are not subject to NSW State Government funding and both of these elements now form a new Stage 2 of the Master Plan which Council is not considering tonight. This new Stage 2 of the Master Plan will be subject to further community consultation and more detailed site analysis, resulting in an extended consultation period of at least four months.

Council resolved to demolish the 1-3 Onslow Street Building at its

meeting of 13 August 2018, prior to commencement of the Master Plan. That remains a standing Council resolution and is outside of the scope of this Master Plan.

The size of the scout hall is 140m<sup>2</sup>, it is single purpose and does not support the requirements of a rapidly growing population. City of Parramatta's Community Infrastructure Strategy notes that leading practice is to move away from single use facilities toward spaces that are multipurpose and can provide opportunities to co-locate facilities. There are no current plans to demolish the Scout Hall. The review of its future use will form part of Master Plan Stage 2 analysis.

The amended Master Plan seeks to increase usable open space. Synthetic turf was selected for the sports field as the only surface durable enough to provide extended day and night, week-long public use of the sports field given the significant population growth to occur in Granville. Based on community feedback, the Master Plan before Council tonight includes more trees and less concrete surface activities.

State 1 of the Master Plan reduces parking spaces by returning the southern end of Onslow Street to open space. This is a mandated outcome by the NSW State Government based on their 2015 community consultation. Council has sought to reduce the loss of parking by altering parking to 90 degrees along the northern half of Onslow Street for a net loss of approximately 30 spaces.

Historical records indicate that FS Garside and the reserve along Duck Creek in Granville was used as a landfill. Preliminary investigations as part of the Master Plan resulted in the NSW EPA designating F.S. Garside Park as James Hardie legacy site no. 49. Council has an obligation to remediate F.S. Garside Park regardless of Master Plan adoption. Developing a Remediation Action Plan (RAP) that complements the Master Plan will ensure that the remediation is based on the future needs of the park and the Granville community.

The North Granville Community Facilities Master Plan aligns with City of Parramatta's Community Infrastructure Strategy, Parramatta Ways Walking Strategy, and Parramatta Bike Plan.

10.2      SUBJECT      PUBLIC FORUM 2: Rescission Motion- Planning Proposal for spot-rezoning at 470 Church Street, Parramatta

REFERENCE    RZ/13/2016

FROM           Cheryl Bates

My name is Cheryl Bates and I am the President of the National Trust's Parramatta Regional Branch.

The National Trust supports the rescission of a motion that last week allowed spot rezoning to occur in North Parramatta before the Draft Parramatta CBD Planning Proposal has continued through its appropriate process.

The National Trust supports good, logical and sensible strategic planning for Parramatta. With the amount of planning proposals being considered by Council, it is difficult to see how this can be achieved when ad hoc decisions are made. 470 Church Street is a good example of a decision being made without considering its strategic context within a developing Parramatta.

This extraordinary increase in height and density will inevitably lead to similar requests because the precedent created by one development will be sought by adjoining and nearby blocks.

The impacts of this height and density will be unstoppable and will severely impact on the adjoining heritage items and heritage conservation areas. If the Planning Proposal for 470 Church Street proceeds, then proper planning for North Parramatta will be totally lost as will the protection of the heritage items and the qualities of the nearby Heritage Conservation Areas located on both sides of Church Street. The building is clearly too bulky in the context of its proximity to valued heritage.

The National Trust does not fully comprehend how heritage items and heritage conservation areas that in the past have been considered worthy of listing and can now be marginalised.

Heritage items and heritage conservation areas are more than buildings, what is equally important are their setting and surroundings. You have a chance to preserve historic Parramatta areas in a proper context tonight.

I implore you to vote for the Rescission Motion and avoid using this piecemeal approach to planning Parramatta's community for the future.

#### **STAFF RESPONSE**

No staff response provided.

**Note: Councillor Wilson left the meeting at 7:05PM during Public Forum 2: Rescission Motion- Planning Proposal for spot-rezoning at 470 Church Street, Parramatta.**

10.3      SUBJECT      PUBLIC FORUM 3: Item 18.4 Pre-Gateway Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE      RZ/5/2018

FROM              Rev Bruce Morrison

The outline of Rev. Morrison's speech is as follows:

- St John's is the oldest continuously operating European church in Australia, and we want to showcase this iconic Parramatta cathedral;
- The proposal is essentially set to become the western end of Parramatta Square;

- We will provide key open space in the centre of the city, used by all members of the community;
- We have worked with Council over decades and we continue to work closely with Council on critical issues such as access to properties in and around the square;
- Our future plans respond to and align with the vision that has been set out by the Council's plans for Parramatta;
- This is part of a 100-year masterplan programme for our site;
- We aim to work with Council to reimagine the centre of the city:
  - We have grown and expanded over time, relocated & replaced buildings multiple times,
  - Always with Cathedral at the centre of Parish life,
  - BUT our facilities are fragmented and outdated;
- The setting for the Cathedral entrance is suboptimal for the Class One heritage listed asset;
- We don't have a space big enough to accommodate our combined congregations;
- Over the past three years we have worked with Council to envisage a new setting for St John's;
- We have created a proposal and vision to match the ambition of redevelopment and renewal within the city;
- AND - Respect the past.

Highlights of the proposal:

- Extending the ground plane to form a new square,
- Provision of a through site link connecting to Macquarie street,
- Provision of integrated facilities for parish and community,
- The main commercial premises will address Centenary Square & the new square and provide a great civic backdrop in the precinct.
- The office tower on the north will provide approximately 4,500 jobs – with a target of accommodation for 55,000 by 2036;
- There is a smaller tower suitable for residential type accommodation facing 45 Hunter St.
- With the target of a 30-minute city the site is well positioned close to transport, services and open space;
- We trust you will agree that our vision that has been outlined in our Proposal will match that of the City of Parramatta.

On behalf of the St John's Parish of Parramatta, I would like to thank and commend the staff for their detailed and professional report, which we endorse.

As strategic Planning advisor to the proposal I undertook an independent peer review of all aspects of the proposal, particularly with regard to its consistency with strategic planning objectives at both the state and local level, and any site specific issues. I note that the Planning Proposal was submitted in May 2018 and underwent several extensive levels of assessment by both consultants for the proponents and consultants for the council.

Based on an evidence merit assessment, the Council officers report and recommendations represent an agreed outcome that will deliver a



transformative proposal to the benefit of the city. The Proposal is consistent with both state and local strategies; all site-specific issues have been addressed.

Particular attention was given to St John's and its heritage context, Councillors would be aware of the 3 options that have been considered. As per the results of various and exhaustive studies, we agree with Council officers' findings that removal of the hall is justified on the basis that on balance the benefits will outweigh the costs. This will deliver the best outcome overall for the project and the city. This "on balance" view is consistent with the principles applied to many other similar developments across NSW and Australia.

We look forward to Councillors endorsing the recommendations in the Council officers' report and commend the staff on their professional approach. St John's Parish looks forward to working closely with Council and the community in progressing the proposals.

We are happy to take questions at this point from the Councillors.

### **STAFF RESPONSE**

No staff response provided.

**Note: Councillor Wilson returned to the meeting at 7:10PM after Public Forum 3: Item 18.4 Pre-Gateway Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church).**

## 11. PETITIONS

11.1 SUBJECT On Sunset Restaurant Application

REFERENCE DA/915/2016C

FROM Councillor Prociv

A petition signed by residents of 2-8 River Rd West and Noller Parade, Parramatta was tabled at the Council Meeting and reads:

*"The residents are concerned about On Sunset Restaurant Application DA/915/2016C seeking permission to provide live music as well as to extend opening hours from 8:00am to 12 midnight 7 days a week. This development proposal does not align with the current integrity and quiet atmosphere of this suburb in many respects."*

2572 RESOLVED (Prociv/Esber)

**That** the Petition be received and noted and referred to the relevant Council Officer for consideration.

## 12. RESCISSION MOTIONS

12.1 SUBJECT SUPPLEMENTARY ITEM: RESCISSION MOTION: Post Exhibition Outcomes - Planning Proposal for land at 470

REFERENCE RZ/13/2016 - D07166188

REPORT OF Councillor Barrak

MOTION (Barrak/Bradley)

**That** the resolution of the Council Meeting held on 9 December 2019 in relation to Item 18.2 Post Exhibition Outcomes – Planning Proposal for land at 470 Church Street Parramatta, namely:

- (a) **That** Council receives and notes the submissions made during the public exhibition of the Planning Proposal, draft site-specific Development Control Plan and draft Planning Agreement, summarised and addressed at Attachment 3.
- (b) **That** Council endorse the Planning Proposal (provided at Attachment 4), which seeks to increase the maximum floor-space ratio (FSR) from 3:1 to 6:1 and increase the maximum building height from 24m to 80m for land at 470 Church Street, Parramatta, subject to including a site-specific clause to exclude operation of the sliding scale on the site.
- (c) **That** Council forward the Planning Proposal to the Department of Planning, Industry and Environment for finalisation, but request that the final notification in the Government Gazette only be undertaken once Council confirms that the Planning Agreement has been executed.
- (d) **That** Council endorse for finalisation the site-specific Development Control Plan contained at Attachment 5 for insertion in Section 4.3.3 – Parramatta City Centre of Parramatta Development Control Plan 2011.
- (e) **That** Council enter into the Planning Agreement as exhibited at Attachment 6 and authorise the Chief Executive Officer to sign the Planning Agreement.
- (f) **That** Council authorise the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan amendment process, relating to the Planning Proposal, Development Control Plan and Planning Agreement.
- (g) **Further, that** Council note the advice of the Local Planning Panel (provided at Attachment 2), is inconsistent with Council Officer's recommendations, as follows:
  - The Panel has advised Council to apply the floor space ratio sliding-scale which results in an effective floor space ratio of 5.6:1 on the site; and
  - The Panel has advised Council to amend the site-specific Development Control Plan so that the podium is reduced to a maximum of two storeys or seven metres.

be and is hereby rescinded.

The motion moved by Councillor Barrak and seconded by Councillor Bradley on being put was declared LOST.

DIVISION The result being:-

AYES: Clrs Barrak, Bradley, Davis, Pandey, Prociv and Wilson

NOES: Clrs Dwyer, Esber, Garrard, Issa, Jefferies, Tyrrell and Zaiter

### 13. FAIR

13.1 SUBJECT FOR NOTATION: Aboriginal and Torres Strait Islander Advisory Committee Meeting - 24 September 2019 and 10 October 2019 (Special Meeting)

REFERENCE F2017/00358 - D07106702

REPORT OF Community Capacity Building Officer

2573 RESOLVED (Esber/Tyrrell)

- (a) **That** the minutes of the Aboriginal and Torres Strait Islander Advisory Committee meetings of 24 September 2019 and 10 October 2019 (Special Meeting) be received and noted.
- (b) **That** Council note the Committee's endorsement of the 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community Needs and Aspirations' report and recommendations.
- (c) **Further, that** the 'Aboriginal and Torres Strait Islander Cultural Infrastructure in Parramatta – Community Needs and Aspirations' report be presented to Councillors at a Councillor Workshop in February 2020.

13.2 SUBJECT FOR APPROVAL: Provision of Joint Delegated Authority to the Lord Mayor and Chief Executive Officer over the Christmas / New Year Period

REFERENCE F2004/07400 - D07114826

REPORT OF Governance Manager

2574 RESOLVED (Esber/Tyrrell)

- (a) **That**, in accordance with Section 226(d) and Section 377(1) of the Local Government Act 1993, Council delegate joint authority to the Lord Mayor and the Chief Executive Officer to exercise the powers, duties and functions of the Council during the Recess Period, being Tuesday, 17 December 2019 to Monday, 10 February 2020.
- (b) **Further, that** in the event that the Lord Mayor and Chief Executive Officer are required to deal with important or urgent business of the

Council during the Recess Period:

- (1) notice of the important or urgent business of the Council be provided to all Councillors at least three (3) days prior to a Delegated Authority Meeting;
- (2) any referral, signed or emailed by two (2) Councillors, be permitted to refer such item to a full Council Meeting for consideration;
- (3) the minutes for all important or urgent business dealt with under this delegation during the Recess Period be submitted to the first available Council Meeting of the New Year.

13.3 SUBJECT FOR APPROVAL: Alternate Locations for Council Meetings during 2020

REFERENCE F2019/00279 - D07147926

REPORT OF Governance Manager

2575 RESOLVED (Esber/Zaiter)

- (a) **That** Council hold one meeting per month in the following community locations between May and August 2020:

May	Dundas Community Centre	Dundas Ward
June	Wentworth Point Library	Rosehill Ward
July	Don Moore Community Centre	North Rocks Ward
August	Epping Community Centre	Epping Ward

- (b) **That** in addition to the above, Council hold one meeting in an alternate community location for the Parramatta Ward.
- (c) **That** Council delegate authority to the Lord Mayor and the Chief Executive Officer to determine any other suitable venue within the Parramatta Wards to hold the Council Meetings during May, June, July and August 2020.
- (d) **That** Council confirm the location of the Ordinary Council Meetings between October and December 2020 to be held in the Cloister Function Rooms at St Patrick's Cathedral, 1 Marist Place, Parramatta.
- (e) **That** any Extraordinary Council Meeting, unless otherwise resolved, be held in the Council Administration building, Level 12 Boardroom, 126 Church Street, Parramatta.
- (f) **Further, that** notice be provided to the public of all Council Meetings, including Extraordinary Meetings, in accordance with Part B, Section 3.5 of Council's Code of Meeting Practice.

13.4 SUBJECT FOR APPROVAL: Homelessness Policy

REFERENCE F2018/02701 - D07124211

REPORT OF Community Capacity Building Officer

MOTION (Barrak/Issa)

- (a) **That** Council endorse the Homelessness Policy as provided at Attachment 1 with an amendment to retain the review of the Homelessness Policy as every two (2) years.
- (b) **That** the Homeless Action Plan be presented to Council for consideration in March 2020.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to review and approve a submission to the NSW Parliamentary Inquiry into the Protocol for Homeless People in Public Places, with the concurrence of the Lord Mayor.

AMENDMENT (Bradley/Pandey)

- (a) **That** Council endorse the Homelessness Policy as provided at Attachment 1 with an amendment to retain the review of the Homelessness Policy as every two (2) years.
- (b) **That** the Homeless Action Plan be presented to Council for consideration in March 2020.
- (c) **That** Council delegate authority to the Chief Executive Officer to review and approve a submission to the NSW Parliamentary Inquiry into the Protocol for Homeless People in Public Places, with the concurrence of the Lord Mayor.
- (d) **Further, that** the CEO prepare a report for 9 March 2020 Council on potential funding sources (including CBD planning agreements) to enable Council to allocate from financial year 2020/21 onwards, 1% of each annual budget to purchase properties for its affordable housing program.

The amendment moved by Councillor Bradley, seconded by Councillor Pandey was WITHDRAWN.

2576 RESOLVED (Barrak/Issa)

- (a) **That** Council endorse the Homelessness Policy as provided at Attachment 1 with an amendment to retain the review of the Homelessness Policy as every two (2) years.
- (b) **That** the Homeless Action Plan be presented to Council for consideration in March 2020.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to review and approve a submission to the NSW Parliamentary Inquiry into the Protocol for Homeless People in Public Places, with the concurrence of the Lord Mayor.

**Note:**

- 1. **Councillor Esber left the meeting at 7:50pm and returned at 7:51pm during consideration of Item 13.4.**

2. **Councillor Zaiter left the meeting 7:58pm and returned at 8:00pm during consideration of Item 13.4.**
3. **Councillor Wilson left the meeting at 7:59pm and returned at 8:02pm during consideration of Item 13.4.**

14. ACCESSIBLE

14.1 SUBJECT FOR APPROVAL: Submission to Sydney Metro on Strategic Station Options for Sydney Metro West – Rydalmere

REFERENCE F2018/00684 - D07138426

REPORT OF Transport Planning Manager

MOTION (Garrard/Davis)

**That** Council endorse and forward the submission at Attachment 1 to Sydney Metro on the Strategic Station Options for Sydney Metro West including in the submission a request for Sydney Metro to consider consolidation of the proposed stabling yards for the Metro West with the current stabling yards for Parramatta Light Rail stabling yards at Camellia.

AMENDMENT (Wilson/Prociv)

- (a) **That** Council endorse and forward the submission at Attachment 1 to Sydney Metro on the Strategic Station Options for Sydney Metro West including in the submission a request for Sydney Metro to consider consolidation of the proposed stabling yards for the Metro West with the current stabling yards for Parramatta Light Rail stabling yards at Camellia.
- (b) **Further, that** the Lord Mayor seek a meeting with the local State Member, representative of Sydney Metro and appropriate State Government partners in relation to this matter with a view to having a Metro West Station and a Light Rail Station at Camellia.

The amendment moved by Councillor Wilson and seconded by Councillor Prociv on being put was declared LOST.

The Motion moved by Councillor Garrard and seconded by Councillor Davis on being put was declared CARRIED.

2577 RESOLVED (Garrard/Davis)

**That** Council endorse and forward the submission at Attachment 1 to Sydney Metro on the Strategic Station Options for Sydney Metro West including in the submission a request for Sydney Metro to consider consolidation of the proposed stabling yards for the Metro West with the current stabling yards for Parramatta Light Rail stabling yards at Camellia.

**Note: Councillor Davis left the meeting at 8:07pm and returned at 8:07pm during consideration of Item 14.1.**

## PROCEDURAL MOTION

2578 RESOLVED (Esber/Tyrrell)

**That** the meeting be adjourned for a period of 10 minutes.

**Note: The meeting was adjourned at 8:29pm for a short recess.**

The meeting resumed in the Council Chambers at 8:40pm with the following Councillors in attendance: The Lord Mayor, Councillor Dwyer and Councillors Barrak, Bradley, Davis, Esber, Garrard (Deputy Lord Mayor), Issa, Pandey, Prociv, Tyrrell, Wilson and Zaiter.

### 15. GREEN

15.1 SUBJECT FOR APPROVAL: Submission to the Parramatta Park Trust on "Your Parramatta Park 2030" Conservation Management Plan and Plan of Management

REFERENCE F2004/10255 - D07149390

REPORT OF Senior Project Officer – Parramatta Ways Program Manager

2579 RESOLVED (Davis/Esber)

(a) **That** Council endorse and forward the submission at Attachment 1 to the Parramatta Park Trust on the draft Your Parramatta Park 2030 Conservation Management Plan and Plan of Management.

(b) **That** the comments and suggestions under (d) Interface and Partnership Opportunities include reference to Glengarriff House along with Wisteria Gardens.

(c) **Further, that** the draft submission be amended to seek a fee exemption for Community Events run by the City of Parramatta Council such as Carols in the Crescent.

15.2 SUBJECT FOR APPROVAL: North Granville Community Facilities Masterplan

REFERENCE F2019/03719 - D07108104

REPORT OF Place Manager

MOTION (Prociv/Issa)

(a) **That** Council note the feedback provided by the community during public exhibition and adopt the amended Stage 1 of the North Granville Community Facilities Masterplan as provided in Attachment 1.

(b) **That** all those who made submissions be advised of Council's decision and thanked for their contribution to the development of

the Master Plan.

- (c) **That** Council conduct further analysis and community consultation to inform Stage 2 of the Master Plan, including review of alternative locations for the community building and its use.
- (d) **Further, that** a report be submitted to Council upon completion of the Stage 2 analysis and community consultation.

AMENDMENT (Barrak)

- (a) **That** Council note the feedback provided by the community during public exhibition and adopt the amended Stage 1 of the North Granville Community Facilities Masterplan as provided in Attachment 1.
- (b) **That** all those who made submissions be advised of Council's decision and thanked for their contribution to the development of the Master Plan.
- (c) **That** Council conduct further analysis and community consultation to inform Stage 2 of the Master Plan, including review of alternative locations for the community building and its use.
- (d) **That** a report be submitted to Council upon completion of the Stage 2 analysis and community consultation.
- (e) **Further, that** the Onslow Street property not be demolished.

The amendment lapsed without a Secunder.

AMENDMENT (Bradley/Barrak)

- (a) **That** Council note the feedback provided by the community during public exhibition and adopt the amended Stage 1 of the North Granville Community Facilities Masterplan as provided in Attachment 1.
- (b) **That** all those who made submissions be advised of Council's decision and thanked for their contribution to the development of the Master Plan.
- (c) **That** Council conduct further analysis and community consultation to inform Stage 2 of the Master Plan, including review of alternative locations for the community building and its use and the need to minimise environmental impacts, especially from urban heat island increases.
- (d) **That** a report be submitted to Council upon completion of the Stage 2 analysis and community consultation.

The amendment moved by Councillor Bradley and seconded by Councillor Barrak on being put was declared LOST.

The motion moved by Councillor Prociv and seconded by Councillor Issa



on being put was declared CARRIED.

2580 RESOLVED (Prociv/Issa)

- (a) **That** Council note the feedback provided by the community during public exhibition and adopt the amended Stage 1 of the North Granville Community Facilities Masterplan as provided in Attachment 1.
- (b) **That** all those who made submissions be advised of Council's decision and thanked for their contribution to the development of the Master Plan.
- (c) **That** Council conduct further analysis and community consultation to inform Stage 2 of the Master Plan, including review of alternative locations for the community building and its use.
- (d) **Further, that** a report be submitted to Council upon completion of the Stage 2 analysis and community consultation.

## 16. WELCOMING

16.1 SUBJECT FOR NOTATION: Minutes of the Riverside Advisory Board Meeting held on 10 October 2019

REFERENCE F2007/00388 - D07142731

REPORT OF Director Riverside Theatres

2581 RESOLVED (Davis/Tyrrell)

**That** Council receives and notes the minutes of the Riverside Theatres Advisory Board held on 10 October 2019.

## 17. THRIVING

Nil

## 18. INNOVATIVE

18.1 SUBJECT FOR APPROVAL: Amendment of 2019/2020 Fees & Charges

REFERENCE F2018/02069 - D07146477

REPORT OF Commercial Manager

2582 RESOLVED (Tyrrell/Esber)

- (a) **That** Council adopt the amended version of the 2019/20 Fees and Charges.
- (b) **That** Council adopt the four (4) new fees that were not publically exhibited as detailed below:
  - Under heading 4.8

- Council Property – Rock Anchor Placement  
Rock Anchor Administration Fee (\$808.00 including GST)
- Under heading 4.8  
Council Property – Rock Anchor Placement  
Disbursements (As incurred)
- Under heading 4.85  
Road Naming  
Administrative Fee (per road) – Precinct and Non Precinct  
(\$808.00 including GST)
- Under heading 4.9  
Divestment of Property Interests – Council Land  
Disbursements (As incurred)

- (c) **Further, that** Council note the three (3) fees that have been reclassified as detailed below:
- Under heading 4.8  
Council Property – Rock Anchor Placement  
Placement Fee – per anchor (\$731.20 including GST)
  - Under heading 4.85  
Road Naming, Precinct – Public consultation/exhibition,  
advertising and gazettal (\$8,755.00 including GST)
  - Under heading 4.85  
Road Naming, Non-precinct – Public consultation/exhibition,  
advertising and gazettal (\$1,030.00 including GST).

18.2 SUBJECT FOR APPROVAL: Submission to the Greater Sydney Commission on the Place-based Infrastructure Compact Pilot for the Greater Parramatta and Olympic Peninsula area

REFERENCE F2019/04083 - D07124390

REPORT OF Project Officer Land Use

2583 RESOLVED (Davis/Barrak)

**That** Council endorse and forward the submission at Attachment 1 to the Greater Sydney Commission (GSC) on the draft Place-based Infrastructure Compact Pilot (PIC) for the Greater Parramatta and Olympic Peninsula area which raises the following key matters:

- Support for the integration of land use and infrastructure planning to manage growth in a coordinated way.
- The assumptions, data, and evidence base used to inform the draft PIC were not provided. Therefore, the detail needed for Council to provide a thorough assessment of the accuracy, practicality and application of the draft PIC on a local scale was not available.
- The draft PIC was prepared with no ongoing collaboration with Council. Equal partnership is needed to ensure place-based outcomes are delivered for GPOP.
- The draft PIC needs to demonstrate alignment with Council's existing evidence-based infrastructure strategies and priorities to demonstrate holistic planning across State and Local government.

- The extent of the precinct boundaries need to be realigned to reflect the location of growth for each precinct (in particular, in Carlingford, Telopea, Wentworth Point and Carter Street) as identified in Council's draft Local Strategic Planning Statement and draft Local Housing Strategy.
- The GOP boundary be amended to include Epping to ensure its status as a Strategic Centre with a focus on job creation is supported by the necessary infrastructure needed to address the current infrastructure deficit (including light rail between Carlingford and Epping) and to 'future proof' the precinct for residents and workers.
- The draft PIC's recommendation to retain the existing land uses in Camellia is not supported. Council cannot adequately assess its exclusion from Phase 1 or Phase 2 of the draft sequencing plan because the details of the model and evidence-base has not been provided. In addition, further consideration of the future land use is needed to:
  - support the investment in light rail;
  - the precinct's strategic positioning close to the Parramatta CBD;
  - recognise the extensive strategic and master planning done in collaboration with Council and State government; and
  - address the precinct's current underutilisation.

18.3      SUBJECT      FOR APPROVAL: Draft Melrose Park Southern Structure Plan

REFERENCE    RZ/9/2016 - D07113059

REPORT OF    Senior Project Officer Land Use Planning

MOTION      (Issa/Barrak)

- (a) **That** Council adopt the draft Southern Structure Plan for Melrose Park provided at Attachment 3 subject to the following changes detailed in (i) to (vii), below and as illustrated in Figure 3 and Figure 4:
- i. Amend the Floor Space Distribution Table to retain the current building height limit of 12m and floor space ratio of 1:1 on the properties within the Investigation Area as per Parramatta Local Environmental Plan (PLEP) 2011 until further certainty on the implications of the proposed Parramatta Light Rail Stage 2 alignment are known.
  - ii. Amend the Floor Space Ratio (FSR) on the Holdmark East site (blocks S12, S13 and S14) in the Floor Space Distribution table to 1.66:1.
  - iii. Insert a 20m landscape buffer along the Wharf Road frontage.
  - iv. Show the extent of the Andrew Street view corridor through the site.
  - v. Apply a 6 storey height limit to buildings on the outer edge of perimeter sites and an 8 storey height limit to the buildings on the inner part of perimeter sites along Wharf Road and Atkins

- Road (with the exception of the tower on the inner part of block S3 and S16).
- vi. General amendments to block form and building footprints to relate to the revised street layout and facilitate an improved built form outcome while maintaining the proposed FSRs.
  - vii. Further minor inconsequential amendments as detailed in the report.
- (b) **That** Council endorse the approach of considering individual site-specific planning proposals within the southern precinct providing they adhere to the structure plan and are in accordance with the parameters detailed in this report and Attachment 1.
  - (c) **That** Council advise all submission authors of Council's decision regarding the draft Southern Structure Plan.
  - (d) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the structure plan that may arise during the finalisation process.

#### AMENDMENT (Wilson/Bradley)

- 1. (a) **That** Council adopt the draft Southern Structure Plan for Melrose Park provided at Attachment 3 subject to the following changes detailed in (i) to (vii), below and as illustrated in Figure 3 and Figure 4:
  - i. Amend the Floor Space Distribution Table to retain the current building height limit of 12m and floor space ratio of 1:1 on the properties within the Investigation Area as per Parramatta Local Environmental Plan (PLEP) 2011 until further certainty on the implications of the proposed Parramatta Light Rail Stage 2 alignment are known.
  - ii. That no increase in FSR be granted until mass transit, no buses and adequate schools, primary and secondary, are provided for these residents.
  - iii. Insert a 20m landscape buffer along the Wharf Road frontage.
  - iv. Show the extent of the Andrew Street view corridor through the site.
  - v. Apply a 6 storey height limit to buildings on the outer edge of perimeter sites and an 8 storey height limit to the buildings on the inner part of perimeter sites along Wharf Road and Atkins Road (with the exception of the tower on the inner part of block S3 and S16).
  - vi. General amendments to block form and building footprints to relate to the revised street layout and facilitate an improved built form outcome while maintaining the proposed FSRs.
  - vii. Further minor inconsequential amendments as detailed in the report.
- (b) **That** Council endorse the approach of considering individual

site-specific planning proposals within the southern precinct providing they adhere to the structure plan and are in accordance with the parameters detailed in this report and Attachment 1.

- (c) **That** Council advise all submission authors of Council's decision regarding the draft Southern Structure Plan.
- (d) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the structure plan that may arise during the finalisation process.

- 2. That Council note that Marsden High School, West Ryde is proposed to close to cater for outdoor recreation facilities, and as such the Lord Mayor write to the Minister for Education requesting a timeline for the delivery and an explanation on how secondary educational needs will be met within the catchment given the projected population growth in Melrose Park.

The amendment moved by Councillor Wilson and seconded by Councillor Bradley on being put was declared LOST.

DIVISION The result being:-

AYES: Clrs Bradley, Davis, Pandey, Prociv and Wilson

NOES: Clrs Barrak, Dwyer, Esber, Garrard, Issa, Jefferies, Tyrrell and Zaiter

The motion moved by Councillor Issa and seconded by Councillor Barrak on being put was declared CARRIED.

DIVISION The result being:-

AYES: Clrs Barrak, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell and Zaiter

NOES: Clrs Bradley, Davis, Prociv and Wilson

2584 RESOLVED (Issa/Barrak)

- (a) **That** Council adopt the draft Southern Structure Plan for Melrose Park provided at Attachment 3 subject to the following changes detailed in (i) to (vii), below and as illustrated in Figure 3 and Figure 4:
  - i. Amend the Floor Space Distribution Table to retain the current building height limit of 12m and floor space ratio of 1:1 on the properties within the Investigation Area as per Parramatta Local Environmental Plan (PLEP) 2011 until further certainty on the implications of the proposed Parramatta Light Rail Stage 2 alignment are known.
  - ii. Amend the Floor Space Ratio (FSR) on the Holdmark East site (blocks S12, S13 and S14) in the Floor Space Distribution

- table to 1.66:1.
- iii. Insert a 20m landscape buffer along the Wharf Road frontage.
- iv. Show the extent of the Andrew Street view corridor through the site.
- v. Apply a 6 storey height limit to buildings on the outer edge of perimeter sites and an 8 storey height limit to the buildings on the inner part of perimeter sites along Wharf Road and Atkins Road (with the exception of the tower on the inner part of block S3 and S16).
- vi. General amendments to block form and building footprints to relate to the revised street layout and facilitate an improved built form outcome while maintaining the proposed FSRs.
- vii. Further minor inconsequential amendments as detailed in the report.

- (b) **That** Council endorse the approach of considering individual site-specific planning proposals within the southern precinct providing they adhere to the structure plan and are in accordance with the parameters detailed in this report and Attachment 1.
- (c) **That** Council advise all submission authors of Council's decision regarding the draft Southern Structure Plan.
- (d) **Further, that** Council delegate authority to the Chief Executive Officer to correct any minor policy inconsistencies and any anomalies of an administrative nature relating to the structure plan that may arise during the finalisation process.

18.4 SUBJECT FOR APPROVAL: Pre-Gateway - Planning Proposal for land at 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE RZ/5/2018 - D07149307

REPORT OF Land Use Planning Manager

2585 RESOLVED (Esber/Tyrrell)

- (a) **That** Council endorse the Planning Proposal at Attachment 2 for the purpose of public exhibition to amend Parramatta LEP 2011 for land at 195 Church Street, 65-79 Macquarie Street, 38 and 41, 43 and 45 Hunter Street, Parramatta, to pursue the following amendments to Parramatta Local Environmental Plan 2011:
  - i. The land be rezoned from part B4 - Mixed Use and SP1 – Special Activities (Place of Public Worship) to part B3 - Commercial Core, part B4 Mixed Use and part SP1 Special Activities (Place of Public Worship) as shown in Figure 7 (Recommended - Zoning) of this report.
  - ii. The Floor Space Ratio (FSR) map be amended to apply a maximum incentive FSR of 10:1 in the location shown in Figure 7 (Recommended - FSR) of this report with no FSR being applied to the portion containing the Cathedral, also

- mapped in Figure 7 (Recommended - FSR) of this report.
- iii. An additional site-specific local provision be included, which allows unlimited FSR for office development on the portion of the site labelled 10:1\* in Figure 7 of this report (Recommended - FSR) of this report.
  - iv. The sliding-scale provisions contained within Parramatta LEP 2011 remain applied to the subject site.
  - v. The Height of Building Map be amended to apply a maximum building height control of 211 metres Reduced Level (approximately 60 storeys) and 12 metres (approximately 3 storeys) in the locations shown in Figure 7 (Recommended - Building Height) of this report with no building height being applied to the portion containing the Cathedral, also mapped in Figure 7 (Recommended - Building Height) of this report.
  - vi. The site is identified on the Special Provisions map to permit the application of Clause 7.6 Airspace operations.
  - vii. The existing heritage item identified as St. John's Parish Church Hall (Item 1713) be de-listed from Schedule 5 of the LEP.
  - viii. The portion of land at 41, 43 and 45 Hunter Street, as shown in Figure 10 in Attachment 1, is identified on the Land Reservation Acquisition Map to facilitate the creation of a 6 metre wide laneway to provide future vehicle access to these three sites and 181 Church Street, Parramatta. Noting that 41 and 43 Hunter Street have only been included in the Planning Proposal for the purposes of identifying the 6 metre wide laneway land on the Land Reservation Acquisition Map and that no other changes will be made to the planning controls that apply to these two sites.
  - ix. An additional site-specific provision to allow car-parking as a permissible use on a small portion of the land zoned SP1 – Special Activities (Place of Public Worship), shown in Figure 9 in Attachment 1, in conjunction with any redevelopment of the St John's Church Site.
  - x. Is consistent with Council's policy position, endorsed 25 November 2019, in relation to Sun Access Plane – Parramatta Square where any new development on affected land must not result in any additional overshadowing between 12pm and 2pm of the nominated area on Parramatta Square during midwinter on 21 June.
  - xi. Maximum parking rates be adopted as an additional local provision, consistent with the Parramatta CBD Planning Proposal Strategic Transport Study rates endorsed by Council on 10 April 2017.
- (b) **That** the revised Planning Proposal be forwarded to the DPIE with a request for a Gateway Determination;
- (c) **That** a site-specific Development Control Plan (DCP) be prepared and reported to Council prior to exhibition, in accordance with the following principles:
- i. Significant heritage interpretation of the Church Hall recommended above for delisting and potential future demolition;

- ii. A minimum 5 metre width for the new pedestrian through link (laneway) with no building overhangs and activation of the laneway;
  - iii. Requirements for the new civic square including scale, treatment, tree planting and deep soil;
  - iv. Controls consistent with the Parramatta CBD Planning Proposal flood requirements, basement design (flood-proofing), requirement for an overland flow study, water sensitive urban design requirements, no habitable floor space to be provided below the ground level;
  - v. Vehicular access and servicing arrangements for the site; and
  - vi. Built form controls relating to the tower forms on the site including but not limited to tower setbacks from adjoining properties, and setbacks from retained heritage items.
- (d) **That** the CEO be authorised to negotiate a Planning Agreement with the landowner that takes into consideration:
- i. the public benefits offered by the landowner in submissions to Council to date;
  - ii. Council's Planning Agreements Policy and Parramatta CBD Planning Proposal Community Infrastructure Framework acknowledging that the public benefits offered by the landowner are proposed to offset the demolition of the Church Hall. The works proposed to offset the loss of the Church Hall should not be taken into consideration when determining whether any offer from the landowner is consistent with the abovementioned Council Policy and Framework.
  - iii. that any planning agreement contribution is in addition to the development contributions required under Council's CBD Development Contributions Plan.
- (e) **That** an assessment of whether the eastern portion of Hunter Street adjoining the subject site's western boundary should be closed and sold to the Church for inclusion in the new civic space, be considered concurrently with Planning Agreement negotiations with the Applicant/ landowner.
- (f) **That** the outcome of negotiations on the Planning Agreement and the assessment of the closure of the eastern portion of Hunter Street be reported back to Council for endorsement prior to public exhibition of any Planning Agreement, at the same time the draft site-specific DCP is reported to Council for exhibition purposes.
- (g) **That** prior to any exhibition the Applicant be requested to provide urban design analysis and other supporting documents for the Planning Proposal that are consistent with the Council's resolved position and any conditions of the Gateway Determination to ensure the exhibition material is consistent.
- (h) **That** upon the issue of a Gateway Determination the Planning Proposal, draft DCP, and Planning Agreement be exhibited concurrently and that the exhibition outcomes be reported back to Council.
- (i) **That** Council officers commence negotiations with the owners of



181 Church Street, Parramatta to seek agreement to the implementation of alternate vehicle access arrangements to this site from Hunter and/or Marsden Street.

- (j) **That** Council authorise the CEO to amend the Planning Proposal to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.
- (k) **That** Council note the advice of the Local Planning Panel of 3 December 2019 is inconsistent with the Council officer's recommendation in this report. The Panel's advice is to:
  - i. Retain the listing of the Church Hall on the heritage schedule; and
  - ii. Consult with landowners of 41 and 43 Hunter Street, prior to requesting a Gateway determination.
- (l) **Further, that** Council consult with landowners of 41 and 43 Hunter Street, in respect to any impact on their land.

The motion moved by Councillor Esber and seconded by Councillor Tyrrell on being put was declared CARRIED.

DIVISION The result being:-

AYES: Clrs Barrak, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wilson and Zaiter

NOES: Clrs Bradley, Davis and Prociv

18.5 SUBJECT FOR APPROVAL: Post Exhibition - Planning Proposal and Draft Planning Agreement for land at 14 – 20 Parkes Street, Harris Park

REFERENCE RZ/9/2015 - D07146142

REPORT OF Project Officer Land Use

2586 RESOLVED (Issa/Tyrrell)

- (a) **That** Council receives and notes the submissions made in response to the public exhibition of the Planning Proposal and draft Planning Agreement, as summarised in Attachment 2.
- (b) **That** Council endorse the draft site-specific DCP provided at Attachment 4 and that it be placed on public exhibition for a period of not less than 28 days.
- (c) **That** Council having considered the issues arising as a result of the submissions made during the public exhibition, endorse the Planning Proposal for land at 14 – 20 Parkes Street, Harris Park (provided at Attachment 3) which seeks an FSR of 8:1 and maximum building height of 110 metres (plus design excellence for both FSR and height) and forward it to the Department of Planning, Industry & Environment (DPIE) for finalisation, subject to:
  - 1. the final notification in the Government Gazette only be

- undertaken once Council confirms that the Planning Agreement has been signed and entered into; and
2. the site-specific DCP dealing with the management of flood risk being publicly exhibited and endorsed by Council for finalisation.
- (d) **That** Council enter into the Planning Agreement at Attachment 5 subject to it being amended to:
1. add a standard review clause that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions and decreases the community infrastructure contribution payable under Council's Parramatta CBD Community Infrastructure policy framework; and
  2. include a revised monetary contribution amount of \$1,680,000.
- (e) **That** the Chief Executive Officer be given delegated authority to execute the Planning Agreement.
- (f) **That** upon signing the Planning Agreement, the agreement be forwarded to the DPIE in accordance with Section 25G of *Environmental Planning and Assessment Regulation 2000*.
- (g) **That** Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal, Planning Agreement and draft site-specific DCP that may arise during the plan-making and finalisation process.
- (h) **Further, that** Council note the advice of the Local Planning Panel dated 3 December 2019 in relation to this matter as detailed in this report, noting that the Panel's advice to Council is consistent with the Council officer's recommendation to support the proposal.

The motion moved by Councillor Issa and seconded by Councillor Tyrrell on being put was declared CARRIED.

DIVISION The result being:-

AYES: Clrs Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wilson and Zaiter

NOES: Clr Bradley

**Note: Councillor Barrak declared a non-pecuniary and less than significant interest in Item 18.6 and retired from the Chamber at 9:59pm prior to debate and voting thereon. He returned to the meeting at 10:09pm.**

18.6 SUBJECT FOR APPROVAL: Post Exhibition - Planning Proposal, draft Site Specific Development control Plan and Planning Agreement for 295 Church Street, Parramatta

REFERENCE RZ/14/2014 - D07150068

REPORT OF Team Leader Land Use Planning

- (a) **That** Council receives and notes the submissions made, summarised at Attachment 5, during the public exhibition of the Planning Proposal, draft Development Control Plan (DCP) and draft Planning Agreement for land at 295 Church Street, Parramatta.
- (b) **That** Council endorse the Planning Proposal provided at Attachment 2 for land at 295 Church Street, Parramatta, which seeks to:
  - (i) Increase the height of buildings from 12 metres to part 12 metres for the front (Church Street) 12m of the site and part 150 metres for the remainder of the site (plus design excellence bonus); and
  - (ii) Increase the maximum floor space ratio from 3:1 to 10:1 (plus design excellence bonus).
- (c) **That** an amended draft DCP, included at Attachment 3, be re-exhibited to address the following matters that arose during the previous consultation phase:
  - (i) 12 metre tower setback to Church Street;
  - (ii) Traffic, access, loading and servicing; and
  - (iii) Flooding.
- (d) **That** the draft Planning Agreement included at Attachment 4 be re-exhibited with amendments including:
  - (i) a standard review clause that allows a review if Council seeks to increase Section 7.11 and 7.12 contributions and decrease the community infrastructure contribution payable under Council's Parramatta CBD Community Infrastructure policy framework, and
  - (ii) making it clear that no contribution will be required unless the development includes residential apartments.
- (e) **That** the exhibition outcome of the revised Planning Agreement and draft DCP be reported to Council.
- (f) **That** Council defer forwarding the amended Planning Proposal to the Department of Planning, Industry and Environment (DPIE) until the outcome of the exhibition of the draft DCP and draft Planning Agreement has been considered by Council and the documents are endorsed for finalisation.
- (g) **That** Council object to the development of a boarding house on the subject site as the provision of a 20% bonus floor space to accommodate boarding houses has not been considered as part of the studies undertaken as part of the Parramatta CBD Planning Proposal and therefore, the cumulative impact has not been properly considered. To address this, the Lord Mayor write to the Minister for Planning and Public Spaces requesting that the State Environmental Planning Policy (Affordable Rental Housing) 2009 be amended to restrict the application of the bonus provisions in the Parramatta CBD. In addition that this planning proposal be

advanced only if the boarding house is withdrawn.

- (h) **That** Council authorise the Chief Executive Officer (CEO) to make any minor amendments and corrections of an administrative and non-policy nature relating to the Planning Proposal, draft DCP and draft Planning Agreement that may arise during the plan-making and finalisation process.
- (i) **Further, that** Council note the advice of the Local Planning Panel of 3 December 2019 is consistent with the Council Officer's recommendation in this report.

The motion moved by Councillor Davis and seconded by Councillor Issa on being put was declared CARRIED.

DIVISION The result being:-

AYES: Clrs Barrak, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wilson and Zaiter

NOES: Clr P Bradley

## 19. NOTICES OF MOTION

Nil

## 20. QUESTIONS ON NOTICE

Nil

## NOTE

**Prior to moving into Closed Session, the Lord Mayor invited members of the public gallery to make representations as to why any item had been included in Closed Session. No member of the gallery wished to make representations.**

## 21. CLOSED SESSION

2588 RESOLVED (Tyrrell/Wilson)

**That** members of the press and public be excluded from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 10A(s) of the Local Government Act, 1993 as the items listed come within the following provisions:-

- 1 FOR APPROVAL: Tender 27/2019 Escarpment Boardwalk & Stewart Street Link - Construction of a River Level Link along the Northern Bank of the Parramatta Weir between Charles Street Weir and Rangihou Reserve, Parramatta. (D07104760) - *This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains 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.
- 2 FOR APPROVAL: Tender 02/2019 Service Desk: Managed Service for Procurement of ICT Hardware. (D07084164) - *This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains 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 (Tender pricing).*
  - 3 FOR APPROVAL: Tender 28/2019 Park Road at Calder Road Rydalmere - Traffic Control Signal Upgrade and Associated Civil Work. (D07118006) - *This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains 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.*
  - 4 FOR APPROVAL: Tender 11/2019 Research and Insights Software - Evaluation Report and Recommended Supplier. (D07152252) - *This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains 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 (Commerical in confidence submissions from vendors).*
  - 5 FOR APPROVAL: 10 Footbridge Boulevard, Wentworth Point - EOI Submission Review. (D07150154) - *This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains 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.*
  - 6 FOR NOTATION: PLACEHOLDER REPORT: Receipt and Temporary Reserve of Museum of Applied Arts and Sciences (MAAS) Site Fixed Price Component of Proceeds of Sale. (D07159125) - *This report is confidential in accordance with section 10A (2) (d) (e) of the Local Government Act 1993 as the report contains 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; AND the report contains information that would, if disclosed, prejudice the maintenance of law.*
  - 6 FOR APPROVAL: SUPPLEMENTARY REPORT FOR APPROVAL: Receipt and Temporary Reserve of Museum of Applied Arts and Sciences (MAAS) Site Fixed Price Component of Proceeds of Sale. (D07155299) - *This report is confidential in accordance with section 10A (2) (d) (e) of the Local Government Act 1993 as the report contains 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; AND the report contains information that would, if*

*disclosed, prejudice the maintenance of law.*

7. PARRAMATTA BRAND AND MARKETING STRATEGY (D07175169) - *This report is confidential in accordance with section 10A (2) (c) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.*

21.1 SUBJECT FOR APPROVAL: Tender 27/2019 Escarpment Boardwalk & Stewart Street Link - Construction of a River Level Link along the Northern Bank of the Parramatta Weir between Charles Street Weir and Rangihou Reserve, Parramatta

REFERENCE F2019/02585 - D07104760

REPORT OF Supervisor Project Management

2589 RESOLVED (Esber/Zaiter)

- (a) **That** the tender submitted by Abergeldie Contractors Pty Ltd (ABN: 47 004 533 519) for the construction of the Escarpment Boardwalk and Stewart Street Link for the sum of \$12,116,450.54 (excluding GST) be accepted.
- (b) **That** all unsuccessful tenderers be advised of Council's decision in this matter.
- (c) **Further, that** Council delegate authority to the Lord Mayor and Chief Executive Officer to execute and affix the Common Seal of Council to the necessary documents.

21.2 SUBJECT FOR APPROVAL: Tender 02/2019 Service Desk: Managed Service for Procurement of ICT Hardware

REFERENCE F2019/00280 - D07084164

REPORT OF Procurement Officer

2590 RESOLVED (Esber/Tyrrell)

**That** the consideration of this matter be deferred to a workshop in the New Year.

PROCEDURAL MOTION

2591 RESOLVED (Zaiter/Esber)

**That** Items 21.3, 21.4 and 21.5 be resolved en bloc and the recommendations be adopted.

21.3 SUBJECT FOR APPROVAL: Tender 28/2019 Park Road at Calder Road Rydalmere - Traffic Control Signal Upgrade and Associated Civil Work

REFERENCE F2019/02966 - D07118006

REPORT OF Project Manager

2592 RESOLVED (Zaiter/Esber)

- (a) **That** the tender submitted by Celtic Civil Pty Ltd (ABN: 24 108 690 544) for the traffic control signal upgrade and associated civil work at Park and Calder Roads, Rydalmere for the sum of \$546,874.00 (excluding GST) be accepted.
- (b) **That** all unsuccessful tenderers be advised of Council's decision in this matter.
- (c) **Further, that** Council delegate authority to the Lord Mayor and Chief Executive Officer to execute and affix the common seal of Council to the necessary documents.

21.4 SUBJECT FOR APPROVAL: Tender 11/2019 Research and Insights Software - Evaluation Report and Recommended Supplier

REFERENCE F2019/00280 - D07152252

REPORT OF Research & Insights Team Leader

2593 RESOLVED (Zaiter/Esber)

- (a) **That** the request for tender submitted by Twist of Lemon Pty Ltd under trademark The Evolved Group (ABN 91 141 289 705) be selected as the preferred supplier up to a total price of \$289,000 for a period of five years, for an initial two (years) commencing 13 January 2020, with an option to extend the contract for three (3) additional periods of one (1) year.
- (b) **That** the unsuccessful tenderer be advised of Council's decision in this matter.
- (c) **Further, that** Council delegate authority to the Lord Mayor and Chief Executive Officer to execute and affix the Common Seal of Council to the necessary documents.

21.5 SUBJECT FOR APPROVAL: 10 Footbridge Boulevard, Wentworth Point - EOI Submission Review

REFERENCE F2018/00131 - D07150154

REPORT OF Space Management Officer

2594 RESOLVED (Zaiter/Esber)

- (a) **That** Council not proceed with the submission received through the Expression of Interest for 10 Footbridge Boulevard, Wentworth Point for reasons outlined in the report.

(b) **Further, that** the Chief Executive Officer seek a suitable tenant for the occupation of 10 Footbridge Boulevard, Wentworth Point on terms similar to those outlined in paragraph seven (7) of this report and negotiate appropriate licence conditions.

21.6 SUBJECT FOR APPROVAL: PLACEHOLDER AND SUPPLEMENTARY REPORT FOR APPROVAL: Receipt and Temporary Reserve of Museum of Applied Arts and Sciences (MAAS) Site Fixed Price Component of Proceeds of Sale

REFERENCE F2019/00280 - D07155299

REPORT OF Group Manager Cultural Strategy

2595 RESOLVED (Davis/Esber)

- (a) **That** Council note it is due to receive \$100M, being the balance of the proceeds of sale of the land for the Museum of Applied Arts and Sciences (MAAS) site.
- (b) **That** Council approve continuing negotiations with the NSW Government in relation to the redevelopment of the Riverside Theatres, including NSW Government's possible contribution to the project.
- (c) **That** Council approve the retention of the \$100M MAAS land sale proceeds in the Property Reserve for the purpose of future investment in Riverside Theatres Redevelopment Project until at least 30 June 2020, to demonstrate Council's commitment to continuing negotiations with the NSW Government on this matter.
- (d) **Further, that** Council establish a Council Steering Committee comprising the Lord Mayor, Councillors Davis, Councillor Issa and any other Councillors who nominate, and the purpose of the Steering Committee being to assess the business case, engage with NSW Government and make recommendations to the Council in relation to any proposed redevelopment of the Riverside Theatres.

**Note: Councillor Esber left the meeting at 10:37pm and returned at 10:39pm during the consideration of Item 21.6.**

LMM SUBJECT Parramatta Brand and Marketing Strategy

9.5

REFERENCE F2019/00280 - D07175169

REPORT OF Lord Mayor, Councillor Bob Dwyer

2596 RESOLVED (Dwyer/Barrak)

- (a) **That** Council note this Lord Mayor Minute and endorse the Marketing and Brand Strategy for Parramatta, and support the proposed launch of the new Parramatta Place Brand.



- (b) **That** Council endorse proceeding with the preparation of a detailed marketing, communications, and events program to support the launch and implementation of the Parramatta Place Brand in Q1 2020, subject to budget.
- (c) **That** Council delegate authority to the Chief Executive Officer to allocate appropriate funding for the development of the marketing, communications, and events program for the launch and implementation of the Parramatta Place Brand.
- (d) **That** a report be prepared for Council to consider at the Ordinary Council Meeting of 10 February 2020 that will provide details of the final marketing program, roadmap and budget for the launch and implementation of the new Parramatta Place Brand over the remainder of 2019/20 Financial Year.
- (e) **Further, that** Council note that Council Officers will work collaboratively with key stakeholders across the City of Parramatta to establish a Marketing Alliance in order to garner external support for the new Parramatta Place Brand and related marketing, events and city activation initiatives.

#### PROCEDURAL MOTION

2597 RESOLVED (Dwyer/Pandey)

**That** the meeting resume into Open Session.

#### 22. REPORTS OF RESOLUTIONS PASSED IN CLOSED SESSION

The Chief Executive Officer read out the resolutions for Items 21.1, 21.2, 21.3, 21.4, 21.5, 21.6 and the Lord Mayoral Minute.

#### 23. CONCLUSION OF MEETING

The meeting terminated at 11:15 pm.

THIS PAGE AND THE PRECEDING 32 PAGES ARE THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON MONDAY, 16 DECEMBER 2019 AND CONFIRMED ON MONDAY, 10 FEBRUARY 2020.



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Chairperson