



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 4 June 2024
3.30pm**

**Level 3, PHIVE
Parramatta Square, Parramatta**

PANEL MEMBERS

Julie Walsh (Chairperson)
Simone Lotz (Expert Member)
Michael Evesson (Expert Member)
Lakshmana Varathan (Community Member)

STAFF MEMBERS

Group Manager Major Projects and Precincts - David Birds, Team Leader Land Use Planning - Naomi L'Oste-Brown, Project Officer Land Use - Felicity Roberts, Senior Development Manager - Belinda Borg, Governance Officer (minute secretary) – Neeli Sharma

1. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Chairperson, acknowledged the Burrumattagal people of The Dharug Nation as the traditional land owners of land in Parramatta and paid respect to their ancient culture and to their elders past, present and emerging.

2. WEBCASTING ANNOUNCEMENT

The Chairperson advised that this public meeting is being recorded. The recording will be archived and made available on Council's website.

3. APOLOGIES

There were no apologies made to this Local Planning Panel.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made to this Local Planning Panel.

4A. PUBLIC SPEAKERS

The meeting commenced at 3.30 pm. The Chair invited registered speakers to address the Parramatta Local Planning Panel ('the Panel') on the item listed below:

Speaker	Item number	Title
Adam Byrnes	5.1	Gateway Request: Planning Proposal for land at 90-94 Phillip Street, Parramatta

5. REPORTS – PLANNING PROPOSALS

5.1 SUBJECT Gateway Request: Planning Proposal for land at 90-94 Phillip Street, Parramatta

APPLICANT/S Think Planners

OWNERS Buildup Phillip Pty Ltd (90 Phillip St) and Academy Parramatta Pty Ltd (94 Phillip St)

REPORT OF Group Manager Major Projects & Precincts

PANEL ADVICE

The Local Planning Panel advised the following:

- (a) That Council approve, for the purpose of seeking a Gateway determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 90-94 Phillip Street, Parramatta (**Attachment 1**), which seeks to amend the Parramatta Local Environmental Plan 2023 (Parramatta LEP 2023) in relation to the subject site by:
 - i. Increasing the maximum Height of Buildings control on the map from 80 metres (105 metres when including all bonuses) to part 133 metres (153 metres when including all bonuses) and part 0 metres;
 - ii. Increasing the Floor Space Ratio control on the map from 6:1 (9.7:1 when including all bonuses) to 12.8:1 (15.36:1 when including all bonuses); and
 - iii. Amending Clause 7.28A so that it no longer provides a site-specific FSR and height bonus for the subject site.
- (b) That the Gateway request referred to above in recommendation (a) be submitted to the DPHI after the Applicant's Flood Report has been updated to reflect the Parramatta River Flood Study 2024.
- (c) That Council request the DPHI to provide Council with the authorisation to exercise its plan-making delegations for this Planning Proposal.
- (d) That Council authorise the CEO:
 - i. To amend the Parramatta Development Control Plan 2023 (PDCP 2023) in relation to the subject site as described in this report;
 - ii. To draft a Planning Agreement subject to the details within the submitted Letter of Offer provided at **Attachment 2** which address the matters described in this report; and
 - iii. If a Gateway Determination is issued by the DPHI, the draft Planning–Agreement and draft amendment to the PDCP 2023 are placed on public exhibition concurrently with the Planning Proposal.
- (d) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process of the documents.

VOTING
Unanimous

The meeting terminated at 4pm.



Chairperson