



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 26 November 2024
3.30pm**

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

PANEL MEMBERS

Elizabeth Kinkade PSM (Chairperson)
Dr Nicholas Brunton (Expert Member)
Greg Flynn (Expert Member)
Frederick Lee (Community Member)

STAFF MEMBERS

A/Group Manager Major Projects and Precincts Major Projects & Precincts – Michael Rogers, Team Leader Land Use Planning Major Projects and Precincts – Belinda Borg, Team Leader Development Support – Sarah Irani, ICT Service Team Officer – Efty Edmy, Project Officer - Liam Spinks, Business Support Officer – Zane de Belin

APPLICANT ATTENDEES

Jeremy Hung – Head of Development, JQZ (Developer)
David Fok – Architect, JQZ (Developer)
Adrian Villella – Director, Urbis (Planner)
Sebastian Aguilar – Senior Consultant, Urbis (Planner)
Brian Mariotti – Director, AJC Architects (Architect of Masterplan & Site 1)
Duncan Corrigan – Director, AJC Architects (Architect of Masterplan & Site 1)
Stephen Cox – Director, Turner Architects (Architect of Site 2)
Brian Fong – Associate Director, Turner Architects (Architect of Site 2)
Michael Lee – Director, MLA Transport Planning (Traffic Consultant)

1. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Chairperson, acknowledged the Burramattagal people of The Darug 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

There were no public speakers registered to this Local Planning Panel.

5. REPORTS - PLANNING PROPOSALS

5.1 **SUBJECT** Gateway Request for 57-83 Church Street PARRAMATTA
REFERENCE F2024/00282 -
APPLICANT/S Early Street Development Pty Ltd
OWNERS JQZ Seventeen
REPORT OF Project Officer

PANEL'S ADVICE

A. The Parramatta Local Planning Panel support the Council officer's recommendation as follows:

- (a) Council approve, for the purposes of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI), the Planning Proposal for land at 57-83 Church Street, Parramatta (**Attachment 1**), which seeks the following amendments to the Parramatta Local Environmental 2023 (Parramatta LEP 2023):
 - i. Increase the Floor Space Ratio control from 7.2:1 to 8.4:1 for land at 83 Church Street, Parramatta (Site 1).
 - ii. Increase the Height of Buildings control from 90m to 118m (40 storeys) for land at 63 Church Street, Parramatta (Site 2).
 - iii. For Site 1 and 2, switch off the provisions within Clause 7.14 Competitive design process of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (5) Site specific provisions to exempt any future application comprising of alterations and additions from the competitive design process to ensure compliance with the approved winning design excellence competition scheme.
 - iv. For Site 1, switch off Clause 7.24 Dual water systems of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (6) to reflect the approval for this site which was granted before dual water systems were mandated.
 - v. For Site 1 and 2, amend Clause 7.29 Site specific provisions to revise the non-residential gross floor area requirement from 40% to 25% of total Gross Floor Area.
 - vi. To include a clause under Schedule 1 Additional permitted uses to allow residential basement carparking in the E2

- Commercial Centre zone on Sites 1 and 2 and development for creative industries on Site 2.
- (b) That Council approve the draft amendments, as described in this report, to Parramatta Development Control Plan 2023 (DCP) associated with the land subject to this Planning Proposal for the purposes of public exhibition.
 - (c) That Council request that DPHI provide it with authorisation to exercise its plan-making delegations for this Planning Proposal.
 - (d) That the CEO be authorised to negotiate and draft the Planning Agreement consistent with the terms of the Letter of Offer (**Attachment 2**) provided by the landowner and that the Planning Agreement be placed on public exhibition concurrently with the Planning Proposal and the draft DCP.
 - (e) That Council authorises the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

B The Panel provides the following further advice:

1. The Panel recommends Council review the Concept Development Consent ensuring any relevant provisions have been considered and if required are incorporated into the Draft Development Control Plan.
2. The Panel notes that pedestrian and cycle connectivity from the Southern Planning Investigation Area to the CBD and Transport nodes requires further consideration.
3. The Panel wishes to thank Staff on their excellent paper and work on the Planning Proposal.

REASONS FOR ADVICE

1. The planning history of the site, existing development consents, the suitability of the location, and the opportunity to provide much needed housing support the proposed increase in height and floor space ratio for certain building envelopes and sites.
2. The Site's strategic location within walking distance to two heavy rail stations and a major bus interchange is appropriate to support a higher residential density.
3. The Economic Impact Assessment indicates that, given the site-specific analysis of commercial floor space, the currently approved quantum of commercial floor space will be

underutilised, hence the increased residential GFA is considered appropriate in this location.

4. There is a significant increase in public benefit resulting from the proposal, being the delivery of a community and creative building and public park.

Voting 4-0 (unanimous)

The meeting closed at 4:10 pm.



Chairperson