



**CITY OF
PARRAMATTA**

MINUTES

**Parramatta Local Planning Panel
Tuesday, 17 December 2024
3.30pm**

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

PANEL MEMBERS

Elizabeth Kinkade PSM (Chairperson)
John Brockhoff (Expert Member)
Stephen McMahon (Expert Member)
Heather Joung (Community Representative)

STAFF MEMBERS

A/Group Manager Development and Traffic Services – Myfanwy McNally, Team Leader Development Support – Sarah Irani, ICT Service Team Officer – Ankit Pokharel, Business Support Officer – Zane de Belin, Manager Development Assessment – Claire Stephens, Team Leader Development Assessment – Sara Smith, Team Leader Development Assessment – Alicia Hunter, Senior Development Assessment Officer - Eamon Murphy

PRESENT

Applicant Representative - Adam Byrnes

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 was one public speaker registered to this Local Planning Panel.

Speaker	Item number	Title
Adam Byrnes	5.1	Westpac Bank, 264 Church Street, PARRAMATTA NSW 2150

Condition 25 – PC0002 – Enclosure of the site

Amend to read as follows: 'The site must be secured at all times to prevent unauthorised access. Details of how the site will be secured must be provided to, and to the satisfaction of, the Principal Certifier prior to the commencement of any work on site.'

Reason for amending condition: To ensure public safety by securing entrance points.

Condition 29 – DC0001 – Construction and Traffic Management Plan

Delete 29(a)(ii) and renumber remaining items.

Reason for amending condition: The site is a heritage item with limited access making it impossible to comply with this requirement.

Condition 31 – EWD0004 – Hazardous/intractable waste disposed of in accor.

Amend the condition title to read 'Hazardous/intractable waste disposed of in accordance with the requirements of Safework NSW'

Condition 41 – PD0010 – Survey Report

Delete this condition.

Reason for amending condition: The building is an existing heritage item and the footprint is not proposed to be changed therefore a survey report unnecessary.

Condition 53 – PENSC Non standard – Prior to issue of Occ/Sub cert.

Be amended to read as follows 'The DRAFT Plan of Management (POM), dated November 2024, is to be updated and finalised, with any additional requirements/additions of the NSW Police. The POM is to be to the satisfaction of the NSW Police, the Principal Certifier and approved by Council's Director Planning. In this regard written agreement should be obtained from the Licensing Unit of Parramatta PAC, of the NSW Police, stating that they are satisfied with the final POM, prior to the issue of an occupation certificate and the premises commencing operations.

Reason: To ensure relevant requirements of NSW Police are achieved

Reason for amending condition: To ensure NSW Police requirements are addressed and Council endorses the Plan of Management.

Condition 57 – Non standard condition

Be amended to change 'prior to the release of the Construction Certificate' to 'prior to the release of the Occupation Certificate'.

Reason for amending condition: Council advise the Flood Emergency Response Plan was submitted as part of the Development Application process and has been reviewed by council. The applicant requested this condition be deleted however Council advise the condition must remain and can be amended to change when the FERP is to be formally submitted to council.

Condition 66 – EAF0009 – Use of Premises

To read as follows:

EAF0009 Use of Premises

- a) The use of the premises not giving rise to:
- (a) Transmission of unacceptable vibration to any place of different occupancy;
 - (b) Entertainment Noise from all emitters must not exceed the Venue Noise Criteria, equivalent to the Noise Category Cumulative Levels specified in Table 10.4.2 of the Parramatta Late Night Trading DCP minus 5dB by reference to Table 10.4.2 – Noise Category Levels in the City Centre and immediate surrounds, at any surrounding premise lot boundary, 1.5 metres above the floor level of all floors up to the maximum allowable building height, as defined in the LEP.

Reason: To prevent loss of amenity to the area and to comply with relevant development controls.

Reason for amending condition: To reflect late night trading DCP requirements.

Condition 70 – EWF0008 – Ongoing Management of Wastes (general)

Amend to delete this sentence: ‘Waste collection vehicles servicing the development onsite must enter and exit a property in a forward direction’.

Reason for amending condition: The site is an existing heritage item and it is therefore not possible to accommodate a turning area for waste collection vehicles within the site.

Condition 73 – HFNSC – Non-standard – The Use of the Site Heritage Asset Action Plan

Amend in two places to change ‘should’ to ‘must’.

Reason for amending condition: To provide certainty the Site Heritage Asset Action Plan will be implemented.

Condition 74 – PF0004 – External Plant/Air-conditioning noise levels

Condition deleted.

Reason for amending condition: The condition is relevant for residential areas. Council advise potential issues can be addressed through condition 65 – EAF0007 – Noise from mechanical equipment.

Condition 76 – PF0025 - #Operating Hours

Amended the first sentence after the table to include the base trading hours for outdoor areas to read as follows ‘*It is noted that the 3am closing time is outside of the base hours (6am to 2am for indoor areas and 6am to midnight for outdoor areas) specified in the Parramatta DCP 2023, Part 10.3.1 (base and extended trading hours).

Reason for amending condition: Alignment with the Parramatta DCP 2023.

New Condition

New condition to be added following condition 55 to read as follows:

The use must always be operated / managed in accordance with the Plan of Management finalised in accordance with the conditions of this consent. In the event of any inconsistency, the conditions of this consent will prevail over the Plan of Management. Changes to the approved Plan of Management must be submitted to and approved by Council's Director of Planning.

Reason: To ensure all parties are aware of the approved supporting documentation that applies to the development.

New Condition

New condition to be added under Part F – Occupation and Ongoing Use to read as follows:

Music occurring on the rooftop area must cease by 11pm nightly.

Reason: To protect the amenity of the surrounding area.

- (b) That Council update condition numbering to reflect the above additions and deletions and remove internal Council references and headings for the final consent.
- (c) All other conditions (other than numbering) of DA/488/2024 remain unchanged.

REASONS FOR APPROVAL

1. To facilitate the orderly implementation of the objectives of the *Environmental Planning and Assessment Act 1979* and the aims and objectives of the relevant Council Planning instrument.
2. To ensure that the local amenity is maintained and is not adversely affected and that adequate safeguards are incorporated into the development.
3. To ensure the development does not hinder the proper and orderly development of the subject land and its surrounds.
4. To ensure the ongoing maintenance and continued use of a Heritage listed building within the Parramatta LGA.
5. To assist in fostering a cultural character and level of vibrancy associated with late night trading within the Parramatta CBD.
6. To ensure the relevant matters for consideration under Section 4.15 of *Environmental Planning and Assessment Act 1979* are maintained.
7. Notwithstanding a typographical error shown in the PLEP 2023 compliance table under Cl. 5.21 (Flood Planning) in Council's assessment report (report pages 12 and 19 of the Public

Agenda Assessment Report) where the PMF and 5% AEP levels were interchanged, the panel has accepted advice from Council (including from the Senior Catchment Engineer) concluding that the proposed development, subject to conditions, meets the requirements of Section 5.21 of the PLEP 2023.

8. For the reasons given above, approval of the application is in the public interest.

Voting 4-0 (unanimous)

The meeting closed at 3:47 pm.



Chairperson