

MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF CITY OF
PARRAMATTA COUNCIL HELD IN THE LEVEL 12 BOARDROOM, 126 CHURCH
STREET, PARRAMATTA ON WEDNESDAY, 23 JUNE 2021 AT 6:30PM

Note: Due to the evolving COVID-19 circumstances, members of the public were not permitted to attend the Extraordinary Council Meeting in person. The Council Meeting was relocated to 126 Church Street, Parramatta to accommodate the smaller number of Councillors who attended the meeting in person.

PRESENT

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

1. OPENING MEETING

The Lord Mayor, Councillor Bob Dwyer, opened the meeting at 6:30pm.

2. ACKNOWLEDGEMENT OF THE TRADITIONAL LAND OWNERS

The Lord Mayor, 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, 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.

4. OTHER RECORDING OF MEETING ANNOUNCEMENT

Nil

5. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

3287 RESOLVED (Garrard/Issa)

That the request to attend the Extraordinary Council Meeting dated 23 June 2021 via remote means submitted by the following Councillors due to personal reasons, be accepted:

- Councillor Barrak
- Councillor Bradley
- Councillor Jefferies
- Councillor Pandey
- Councillor Prociv
- Councillor Wearne
- Councillor Zaiter.

6. DECLARATIONS OF INTEREST

Councillor Barrak declared a pecuniary interest in Item 7.1 – RESCISSION MOTION: Post Exhibition – Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the public exhibition period, being that he owns property in the CBD Planning Proposal area. He retired from the Chamber and took no part in the debate or vote thereon.

Note: Councillor Barrak declared a pecuniary interest and retired from the meeting at 6.35pm prior to consideration of Item 7.1.

7. RESCISSION MOTIONS

7.1 SUBJECT RESCISSION MOTION: Item 17.5 - Post Exhibition - Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the exhibition period

REFERENCE F2021/00521 - D08102416

REPORT OF Councillor Bradley

MOTION (Bradley/Davis)

That the resolution of the Council held on 15 June 2021 in relation to Item 17.5 – Post Exhibition – Finalisation of the Parramatta CBD Planning Proposal following consideration of submissions received during the exhibition period, namely:

(a) **That** Council note:

- (i) *The submissions made in response to the public exhibition of the Parramatta CBD Planning Proposal (CBD PP), summarised at Attachments 12 to 15 of the Local Planning Panel (LPP) Report;*
- (ii) *The LPP Report at Attachment 2 to this report.*

(b) **That** Council:

- (i) *Approve the requested changes to the CBD PP set out in Table 1 of Attachment 1 ('Changes that are supported (via Decision Pathway 1 - Green)');*
- (ii) *Note not making any of the requested changes to the CBD PP summarised in Table 2 of Attachment 1 ('Changes that are not supported (via Decision Pathway 2 - Red)');*
- (iii) *Approve further investigation of the requested changes to the CBD PP set out in Table 3 of Attachment 1 ('Changes that have merit for further investigation (via Decision Pathway 3 - Orange)').*

(b1) **That** Council approve the inclusion in Table 3 of Attachment 1 ('Changes that have merit for further investigation (via Decision Pathway 3 - Orange)') consideration of an additional subclause in Clause 7.3 (parking) requiring the provision of

parking spaces for car share vehicles in each new development.

(b2) **That** despite parts (b) and (d) of this resolution, that Council approve the following amendments to Tables 1, 2 and 3 to Attachment 1 and changes to the CBD PP to be submitted to DPIE accordingly:

- (i) *Not progress with the proposed “Phillip Street Block Street Study” and instead reinstate the draft controls for this block as per the exhibition version of the CBD PP when sending to the DPIE for finalisation (and make necessary updates to the CBD PP documentation accordingly).*
- (ii) *For 60 Phillip Street, undertake further urban design investigations under Decision Pathway 3 – Orange to determine if additional bonus FSR (under the high performing buildings, unlimited commercial floor space and Opportunity Sites clauses) can potentially be achieved within the height established under the exhibition version of the CBD PP, despite its size of approximately 1,580sqm (i.e. less than the 1,800sqm normally required to meet these FSR bonuses), given this site’s unique circumstances as an isolated site bound by three public roads and the river foreshore.*
- (iii) *That as part of the preparation of the Draft Parramatta CBD Development Control Plan that controls be investigated to ensure that there are separations between buildings for the Phillips Street block (referred to in (i) above) from ground level upwards and including the tower elements to maintain visual and physical connectivity between the river and the broader CBD to the south.*
- (iv) *Reinstate the exhibited draft height control for the Roxy Theatre (69 George Street) of 18m when sending the CBD PP to DPIE for finalisation and undertake further investigations at a later stage (under Decision Pathway 3 – Orange), including heritage investigations, to determine if this height could potentially be increased to respond to strategic planning work for Civic Link and Sydney Metro, and also to allow possible transition of the building to a larger, modern theatre venue.*

(c) **That** Council note that on 27 April 2015 and on 25 November 2019, Council approved further investigation on a number of “Planning Investigation Areas” (PIAs) to consider amendment of the planning controls in those areas and known respectively as the Northern, North – East, Eastern and Southern PIAs (see Figure 3 in paragraph 33 of this report) and that no change is required to the PIAs in response to submissions received on the CBP PP.

(d) **That** Council approve:

- (i) *The revised CBD PP (in Attachments 1 to 9 of the LPP Report); and*
 - (ii) *Forwarding the CBD PP to the Department of Planning, Industry and Environment (DPIE) for finalisation.*
- (e) **That** *Council note the application to DPIE, will also request the CBD PP amend Parramatta Local Environmental Plan 2011 (PLEP 2011), in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979.*
- (f) **That** *Council writes to the Secretary of DPIE seeking an exemption from the State Environmental Planning Policy Amendment (Build-to-rent Housing) 2021 in the B3 Commercial Core zone as this is inconsistent with the employment objectives of the commercial core in the Parramatta CBD and also noting that there is adequate B4 Mixed Use zoned land in the Parramatta CBD to allow for build-to-rent housing and subdividable residential mixed use development.*
- (g) **That** *Council:*
 - (i) *Approve the preparation of a new Section 7.12 development contributions plan for the Parramatta CBD within 12 months; and*
 - (ii) *Note the plan will include a new contributions levy rate set higher than the current 3% rate, subject to feasibility testing of the levy rate.*
- (h) **That** *Council request DPIE not finalise the amendments to PLEP 2011 until:*
 - (i) *Council has exhibited and endorsed a new Section 7.12 development contributions plan for the Parramatta CBD; and*
 - (ii) *DPIE has amended clause 25K of the Environmental Planning and Assessment Regulation 2000 to allow the higher Section 7.12 development contributions rate.*
- (i) **Further, that** *Council delegate authority to 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 Parramatta CBD Planning Proposal (and supporting documentation), Draft PLEP 2011 Amendment Instrument and Draft PLEP 2011 Amendment Maps.*

be and is hereby rescinded.

MOTION (Zaiter/Issa)

That the motion be put

The motion moved by Councillor Zaiter and seconded by Councillor Issa was WITHDRAWN.


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

DIVISION	A division was called, the result being:
AYES:	Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Tyrrell, Wearne and Zaiter
NOES:	Councillors Bradley, Davis, Pandey, Prociv and Wilson

8. CONCLUSION OF MEETING

The meeting terminated at 6:49pm.

THIS PAGE AND THE PRECEDING 4 PAGES ARE THE MINUTES OF THE EXTRAORDINARY COUNCIL MEETING HELD ON WEDNESDAY, 23 JUNE 2021 AND CONFIRMED ON MONDAY, 28 JUNE 2021.



Chairperson