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<b>REPORT NAME</b>	COM25-7 Report of the Planning, Transport and Environment Committee held on 24 March 2025
<b>REPORT OF</b>	Coordinator Secretariat Services

**PURPOSE:**

To seek adoption of the recommendations made at Planning, Transport and Environment Committee Meeting held on 24 March 2025.

Council has introduced a new Council and Committee Structure. The Business Paper and all reports for the Planning, Transport and Environment Committee have been previously published. The Business Paper can be accessed [HERE](#).

**RECOMMENDATION:**

That the Planning, Transport and Environment Committee recommendations for Items PTE25-8 to PTE25-10 as detailed below be adopted by Council.

- i. **PTE25-7 Post Exhibition: Planning Proposal for the North-East Planning Investigation Area (NEPIA) and draft Development Control Plan (DCP) Amendments**

Nil Recommendation

- ii. **PTE25-8 Consideration of a Letter of Offer for a draft Planning Agreement for land at 15 – 35 Carter Street, Lidcombe.**

(a) That Council note the land owner has submitted a Letter of Offer to Council seeking to engage in negotiation and drafting of a Planning Agreement (Table 1 and Attachment 1), seeking to provide local infrastructure to support a future development of land at 15-35 Carter Street, Lidcombe (Figure 1).

(b) That Council note that:

- i. negotiation of a planning agreement requires a full quantity surveyors report provided by the applicant, peer reviewed and agreed by Council, to establish the value of individual work items, and that this has not yet been provided by the land owner. For this reason, Council will wholly or partly offset development contributions dependent on the agreed value of the works, and

- ii. The applicant is to confirm that the planning agreement will include the design and construction of a temporary detention

basin with water quality treatments within the main park bounds, and a final permanent detention basin with water quality treatments, within the main park bounds, to final functional requirements.

(c) That the CEO be delegated authority to secure the delivery of supporting infrastructure by:

- i. Negotiating the draft Planning Agreement based on the terms outlined in part (a) and (b) of this resolution;
- ii. Publicly exhibiting the draft Planning Agreement for a minimum period of 28 days;
- iii. Reporting to Council the outcomes of the public exhibition.

iii. **PTE25-9 Provision of a Multi-purpose Indoor Sport and Recreation Centre in Parramatta LGA**

(a) That the CEO write to the Greater Sydney Parklands Authority seeking to commence discussions on the viability of using land adjoining the Parramatta Aquatic Centre, to construct an indoor sport and recreation facility.

(b) That Councillors be advised of the outcome of these discussions.

(c) That the staff be authorised to explore opportunities as part of the current review of:

- i. Development Contributions Plans,
- ii. Community Infrastructure Strategy,
- iii. Open Space and Recreation Plan,
- iv. Property Strategy and,
- v. Voluntary Planning Agreement policy.

iv. **PTE25-10 Delivery Program and Operational Plan 2024/25 - Quarter Two Progress Report and Proposed Amendments**

(a) That Council receive and note the Q2 DPOP Progress Report in Attachment 1.

(b) That Council adopt the amendments to the DPOP 2024/25 as shown in Attachment 2.

Robert Cologna  
**Executive Director City Planning and Design**

Gail Connolly PSM  
**Chief Executive Officer**

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**ATTACHMENTS:**

1. Unconfirmed Minutes - Planning, Transport and Environment Committee - 24 March 2025 [**COM25-7.1** - 8 pages]



# MINUTES

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Planning, Transport and Environment Committee  
Meeting

Monday 24 March 2025  
7:30 pm

Level 4 - Council Chambers  
PHIVE  
5 Parramatta Square, Parramatta

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City of Parramatta Council - Planning, Transport and Environment Committee Meeting - Minutes - Monday 24 March 2025

### **PRESENT – COUNCILLORS (Committee Members)**

Councillor Steven Issa (Chair), Councillor Anthony Ellard, Councillor Dr Judy Greenwood and Councillor Tanya Raffoul

### **PRESENT – COUNCILLORS (Non-Committee Members)**

Councillor Kellie Darley and Councillor Georgina Valjak (Online)

### **PRESENT – STAFF**

Chief Executive Officer - Gail Connolly, Executive Director City Planning and Design – Robert Cologna (Convenor), Group Manager Office of the Lord Mayor and CEO - Roxanne Thornton, Coordinator Secretariat Services - Marina Cavar, Land Use Planning Manager – Janelle Scully, Team ICT Service Desk Officer - Navneet Cheema

### **1 OPENING**

The Chair, Councillor Issa, opened the meeting at 7.38pm.

### **2 ACKNOWLEDGEMENT OF COUNTRY**

The Chair, Councillor Issa acknowledged the Burramattagal people of The Dharug Nation as the traditional owners of this land, and paid respect to their ancient culture and to their elders past, present and emerging.

### **3 APOLOGIES/ APPLICATIONS FOR LEAVE OF ABSENCE**

**RECOMMENDATION:** Councillor Ellard and Councillor Greenwood

That the apology be accepted on behalf of Councillor Michael Ng and a leave of absence be granted.

**Record of Voting:**

For the Motion: Unanimous

### **4 APPLICATIONS FOR ATTENDANCE BY AUDIO-VISUAL LINK**

There were no applications to attend this meeting via audio visual link.

## **5 WEBCASTING ANNOUNCEMENT**

The Chair, Councillor Issa 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.

Councillor Issa 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.

## **6 GENERAL RECORDING OF MEETING ANNOUNCEMENT**

In accordance with Council's Code of Meeting Practice, the recording of a meeting of Council by the public using any device, audio or video, is only permitted with Council permission. Recording a meeting of Council without permission may result in the individual being expelled from the Meeting.

## **7 DISCLOSURES OF INTERESTS**

There were no disclosures of interest tabled at the meeting.

## **8 PUBLIC FORUM**

There were no Public Forum submissions.

## **9 REPORTS OF COUNCIL OFFICERS**

**PTE25-6 Minutes of the Planning Transport and Environment Committee Meeting held on 24 February 2025**  
(Report by the Coordinator Secretariat Services)

**RECOMMENDATION:** Councillor Ellard and Councillor Raffoul

That the minutes of the Planning, Transport and Environment Committee Meeting held on 24 February 2025 be adopted as a true record of the Meeting.

**Record of Voting:**

For the Motion: Unanimous

**PTE25-7 Post Exhibition: Planning Proposal for the North-East Planning Investigation Area (NEPIA) and draft Development Control Plan (DCP) amendments**

(Report by the Team Leader Land Use Planning)

**RECOMMENDATION:** Councillor Ellard and Councillor Issa

- (a) That Council approve for finalisation the following for the North-East Planning Investigation Area:
  - i. The Planning Proposal at **Attachment 1** that seeks the following changes to the Parramatta Local Environmental Plan 2023:
    - a) Increase the Maximum Floor Space Ratio from 0.8:1 to a range between 2:1 and 3.6:1.
    - b) Increase the Maximum Height of Building from 11m to a range between 24m and 40m (approximately 6 – 12 storeys).
  - ii. The supporting draft DCP amendments at **Attachment 2**.
- (b) That Council note the Parramatta Local Planning Panel's (LPP) advice to Council (refer to **Attachment 3**) is consistent with Council officers' recommendation in the report.
- (c) 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 finalisation process relating to the Planning Proposal and draft DCP.

**Record of Voting:**

For the Motion: Councillor Issa

Against the Motion: Councillor Raffoul, Councillor Greenwood, and Councillor Ellard

On being PUT to the meeting, voting on the Recommendation was one (1) vote FOR and three (3) votes AGAINST. The Recommendation was LOST.

**PTE25-8 Consideration of a Letter of Offer for a draft Planning Agreement for land at 15 – 35 Carter Street, Lidcombe.**

(Report by the Senior Infrastructure Manager, Infrastructure Planning and Design)

**RECOMMENDATION:** Councillor Raffoul and Councillor Ellard

- (a) That Council note the land owner has submitted a Letter of Offer to Council seeking to engage in negotiation and drafting of a Planning Agreement (Table 1 and Attachment 1), seeking to provide local infrastructure to support a future development of land at 15-35 Carter Street, Lidcombe (Figure 1).
- (b) That Council note that:
  - i. negotiation of a planning agreement requires a full quantity surveyors report provided by the applicant, peer reviewed and agreed by Council, to establish the value of individual work items, and that this has not yet been provided by the land owner. For this reason, Council will wholly or partly offset development contributions dependent on the agreed value of the works, and
  - ii. The applicant is to confirm that the planning agreement will include the design and construction of a temporary detention basin with water quality treatments within the main park bounds, and a final permanent detention basin with water quality treatments, within the main park bounds, to final functional requirements.
- (c) That the CEO be delegated authority to secure the delivery of supporting infrastructure by:
  - i. Negotiating the draft Planning Agreement based on the terms outlined in part (a) and (b) of this resolution;
  - ii. Publicly exhibiting the draft Planning Agreement for a minimum period of 28 days;
  - iii. Reporting to Council the outcomes of the public exhibition.

**Record of Voting:**

For the Motion: Councillor Issa, Councillor Greenwood, Councillor Ellard and Councillor Raffoul (Unanimous)

**PTE25-9      Provision of a Multi-purpose Indoor Sport and Recreation Centre in Parramatta LGA**

(Report by the City Strategy Manager)

**RECOMMENDATION:** Councillor Issa and Councillor Greenwood

- (a) That the CEO write to the Greater Sydney Parklands Authority seeking to commence discussions on the viability of using land adjoining the Parramatta Aquatic Centre, to construct an indoor sport and recreation facility.
- (b) That Councillors be advised of the outcome of these discussions.
- (c) That the staff be authorised to explore opportunities as part of the current review of;
  - i. Development Contributions Plans,
  - ii. Community Infrastructure Strategy,
  - iii. Open Space and Recreation Plan,
  - iv. Property Strategy and,
  - v. Voluntary Planning Agreement policy.

**Record of Voting:**

For the Motion: Councillor Issa, Councillor Greenwood, Councillor Ellard and Councillor Raffoul (Unanimous)

**PTE25-10 Delivery Program and Operational Plan 2024/25 - Quarter Two Progress Report and Proposed Amendments**

(Report by the Corporate Strategy Manager)

**RECOMMENDATION:** Councillor Ellard and Councillor Raffoul

- (a) That Council receive and note the Q2 DPOP Progress Report in Attachment 1.
- (b) That Council adopt the amendments to the DPOP 2024/25 as shown in Attachment 2.

**Record of Voting:**

For the Motion: Councillor Greenwood, Councillor Ellard and Councillor Raffoul

Against the Motion: Councillor Issa

On being put to the meeting, Voting on this Recommendation was three (3) votes FOR and one (1) vote AGAINST. The Recommendation was CARRIED

Question Taken on Notice (Councillor Darley) regarding Item PTE25-10 Delivery Program and Operational Plan 2024/25 – Quarter Two Progress Report and Proposed Amendments;

- Have we had an increase in the number of Drainage Services requests? What are the numbers compared to the numbers last year? Has this affected the reported statistics/results?
- In regard to Heritage Centre Adaptive Reuse project – What is happening with this project? What is the reason that this is on hold? Are we able to progress this work?

Question Taken on Notice (Councillor Greenwood) regarding Item PTE25-10 Delivery Program and Operational Plan 2024/25 – Quarter Two Progress Report and Proposed Amendments;

- On the project 'Renew framework of Homelessness Action Plan 2025-2029' it's due in a few days but only at 25% delivery? Can we get a status and reason for the delay?
- On the project 'Prepare Draft Parramatta River Flood Risk', can we get more information on why this has been delayed?

City of Parramatta Council - Planning, Transport and Environment Committee Meeting - Minutes - Monday 24 March 2025

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Question Taken on Notice (Councillor Raffoul) regarding Item PTE25-10 Delivery Program and Operational Plan 2024/25 – Quarter Two Progress Report and Proposed Amendments;

- In regard to the Visitor Economy Plan why is Council off Track on this project?
- Can a revised due date column be added to the report?

Question Taken on Notice (Councillor Issa) regarding Item PTE25-10 Delivery Program and Operational Plan 2024/25 – Quarter Two Progress Report and Proposed Amendments;

- Can the format of the report be changed to provide clearer information on;
  - i. Mitigation measures to assist with understanding what is being done to address the issues causing a project to be off track
  - ii. Greater clarity on whether the key project deliver dates have been changed or not

## **10 CONFIDENTIAL MATTERS**

Nil

## **11 CONCLUSION OF MEETING**

The meeting closed at 8.35pm.

This page and the preceding 7 pages are the minutes of the Planning, Transport and Environment Council Meeting held on 24 March 2025 and will be confirmed at the next Planning, Transport and Environment Committee Meeting on 28 April 2025.

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Signature of the Chairperson