

PRESENT

Amanda Chadwick – Administrator

ACKNOWLEDGEMENT TO TRADITIONAL LAND OWNERS

The Administrator, Amanda Chadwick, 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.

WEBCASTING COUNCIL MEETING

The Administrator, Amanda Chadwick, 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.

The Administrator 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.

MINUTES

	SUBJECT	Minutes of the Council Meeting held on 27 July 2017
720	RESOLVED	(Chadwick)
	That	the minutes be taken as read and be accepted as a true record of the Meeting.

APOLOGIES

An apology was received and accepted for the absence of the Chief Executive Officer, Mr Greg Dyer.

DECLARATIONS OF INTEREST

The Administrator, Amanda Chadwick, advised that she does not own any property in the City of Parramatta Council local government area nor have a direct or non-direct conflict of interest in any matter on the current agenda but noted that in relation to Item 11.3 regarding the Epping Planning Review – Completion of Stage 1 and commencement of Stage 2, she is a member of car share group GoGet.

MINUTES OF THE ADMINISTRATOR

5.1	SUBJECT	Update on the Formation of City of Parramatta Council
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BACKGROUND

1. On 12 May 2016 the City of Parramatta Council was created by Proclamation.
2. This report is provided to Council to provide an update on the key activities for the formation of the new Council and the Administrator's engagement with the community. Additional information is also included in the Administrator Column, published weekly in four local papers.

KEY ACTIVITIES UPDATE

3. The Administrator continues to meet with members of the community to address their concerns and learn about their priorities, connecting with them at events including Burrumatta NAIDOC, The Big Workshop, NAIDOC Week Signage Launch Event and the Parramatta Local Business Awards Gala Presentation. The Administrator also attended the Parramatta Local Area Command Awards Presentation Ceremony recognising the valuable contributions from our Police across the local government area.
4. This engagement also included meeting with the Newington Working Group and Wentworth Point Working Group, and a visit to Epping with the Minister for Planning, the Hon Anthony Roberts MP, hosted by Damien Tudehope MP.
5. A full disclosure of the Administrator's community engagement activities for this period is the subject of a separate minute on this Council meeting agenda.
6. During NAIDOC Week, Council held a special community event at the Reg Byrne Community Centre in Wentworthville. This event officially launched the City of Parramatta Stretch Reconciliation Action Plan (RAP) 2017-2020. The RAP includes actions to be undertaken from all areas of Council that seek to demonstrate our respect for the Aboriginal and Torres Strait Islander communities of Parramatta, particularly the Darug nation, the traditional owners and custodians of this area.
7. Council continued to develop the Epping Planning Review with a number of consultation events held in July. Council undertook an additional five community engagement sessions to discuss the Epping Planning Review, with almost 800 participants attending. These sessions focused on social infrastructure and commercial floor space, heritage, traffic and included a Chinese language workshop and a Korean language Workshop.

8. Council is now developing a Discussion Paper to bring together the technical study findings and community opinion from consultation to:
 - explain the background and context for the Epping Planning Review;
 - propose appropriate options, recommendations and suggest principles for adoption; and
 - invite comments.
9. The community's feedback on the Discussion Paper will assist the new Council, to be elected in September 2017, to develop new planning controls for the Epping Town Centre and immediate surrounds.
10. The final meeting of the Local Representation Advisory Committee (LRAC) was held on Monday 3 July 2017. The meeting included presentations on the Draft Disability Inclusion Action Plan, the Draft Social Infrastructure Strategy, updates on the adoption of the Operational Plan and establishment of an Internal Ombudsman.
11. Work has commenced on the development of the first Community Strategic Plan for the City of Parramatta. As part of the engagement phase, a community workshop, the Big Conversation was held on the 22 July at the Western Sydney University Parramatta Campus in Parramatta Square. More than 60 participants attended the workshop and engaged in a lively discussion around the key challenges and opportunities facing the City of Parramatta over the next 20 years. The workshop was informed by almost 700 responses to an online survey and the information gathered from the City of Parramatta's engagement with the community since it formed in May 2016.
12. Council's Building Service Excellence for our Customers (BSEC) project has now finalised its project plans and operational improvements. The 7 service teams are now working towards implementing the outcomes of their projects. A report detailing the outcomes of the BSEC project will be provided to Council in September 2017.

721 RESOLVED (Chadwick)

That Council receive and note this report.

5.2 SUBJECT Disclosure of Administrator Community Engagement Activities for the period 1 July to 4 August 2017

REFERENCE F2016/02385 - D04600344

REPORT OF Administrator

BACKGROUND

The City of Parramatta Council Administrator is committed to actively engaging with the community and to ensuring full transparency regarding the meetings and external engagements that she attends. This report is a regular report that is provided to Council.

Events – Civic Duties, Community & Council

Meeting	Purpose	Attendees
Burramatta NAIDOC 2017	Community event to recognise the contributions of Indigenous Australian in various fields	Amanda Chadwick, staff, public
Council Meeting	Council Meeting	Amanda Chadwick, staff, public
Extraordinary Council Meeting	Council Meeting	Amanda Chadwick, staff, public
Additional Council Meeting	Council Meeting	Amanda Chadwick, staff, public
Parramatta Chamber of Commerce Business After 5	Attendance at the Business After 5 event hosted by TAFE NSW	Amanda Chadwick, Parramatta Chamber of Commerce members

Media

Meeting	Purpose	Attendees
Media announcement of Museum and Cultural Precinct	Media announcement of Museum and Cultural Precinct	Amanda Chadwick, Premier

Stakeholder Engagement

Meeting	Purpose	Attendees
Social Infrastructure and Commercial Floor Space information evening (Epping)	Information Session to assist members of the public to understand and ask questions about the Discussion Paper	Amanda Chadwick, staff, public
Meeting of the Local Representation Advisory Committee	Committee meeting to discuss Council actions and priorities and update the committee on transition activities	Amanda Chadwick, Committee Members, staff

Parramatta Riverside Arts and Cultural Precinct consultation session	Meeting to discuss the proposal to establish a museum and cultural precinct in Parramatta	Amanda Chadwick, staff, Dpt of Planning & Environment
Heritage Study Information Evening (Epping)	Information Session to assist members of the public to understand and ask questions about the Discussion Paper	Amanda Chadwick, staff, public
Meeting with local resident	Meeting to discuss Newington concerns	Amanda Chadwick, Chris Hollingsworth, staff
NAIDOC Week Signage Launch Event	Launch the signage which will be posted at the front of Council to acknowledge the traditional land owners in harmony with the Reconciliation Action Plan	Amanda Chadwick, public
Meeting with local resident	Meeting to discuss Friendship Fair 2017	Amanda Chadwick, staff, John Kennedy
Meeting with local resident	Meeting to discuss Epping concerns	Amanda Chadwick, staff, Kate Chivers
Meeting with Women's Housing Company	Meeting to discussion affordable housing	Amanda Chadwick, staff, Debbie Georgopoulos, Alice Spizzo
Meeting with local resident	Meeting to discuss Epping heritage	Amanda Chadwick, staff, Leona & Kurt Mulkay
Traffic Study Information Evening	Information Session to assist members of the public to understand and ask questions about the Discussion Paper	Amanda Chadwick, staff, public
Parramatta Chamber of Commerce Economic Planning Committee Meeting	Regular meeting to discuss economic planning in the Parramatta LGA	Amanda Chadwick, staff, Parramatta Chamber of Commerce
Meeting with National Sikh Council of Australia	To discuss premises of the National Sikh Council of Australia	Amanda Chadwick, staff, Amarinder Bajwa
Meeting with Tropfest	Meeting to arrangements for Tropfest	Amanda Chadwick, staff, Louise O'Donnell
Meeting with Chair of Major Projects Advisory Committee	Briefing on MPAC advice on potential change of use of PS8	Amanda Chadwick, Len McKinnon

Meeting with Invictus Games	Meeting to discuss 2018 Invictus Games	Amanda Chadwick, staff, Patrick Kidd
Meeting with Planning Minister, Epping Civic Trust, Epping Chamber of Commerce, Epping MP	Meeting to discussion Epping matters	Amanda Chadwick, staff, Hon Anthony Roberts MP, Damien Tudehope MP, Epping Civic Trust, Epping Chamber of Commerce
Night time economic task force	To update members on progress and to examine emerging ideas	Amanda Chadwick, staff, public
Thinking of Becoming a Councillor - Youth Candidate Information Session	Attendance at Council hosted information session for community members interested in becoming a Councillor	Amanda Chadwick, staff, residents
Meeting with the A/Chief of Staff from the Office of the Minister for Education	Meeting to discuss education portfolio initiatives in the Parramatta LGA	Amanda Chadwick, staff, Katie Stevenson
Dinner with the Local Representation Advisory Committee and Former Councillor Representation Committee	Farewell dinner to both committees	Amanda Chadwick, staff, public
World Design Organization (WDO) visit	To receive a presentation from Council on the City's transformation projects	Amanda Chadwick, staff, public
Community Workshop - The Big Conversation	Presentation at Community Workshop - The Big Conversation	Amanda Chadwick, staff, public
World Design Organization (WDO) visit	Meet with the representatives of the WDO and Chair of the selection panel visit	Amanda Chadwick, representatives of WDO, Sec General of the WDO and chair of the Selection panel
Meeting to discuss Parramatta Pool	Meeting to provide an update on the Parramatta Aquatic and Leisure Centre	Amanda Chadwick, staff, Katherine Scriven, Peter Ayoub
Parramatta Local Area Command Awards Presentation Ceremony	Attend Awards Ceremony	Amanda Chadwick, public

2017 Loy Krathong	Meeting to discuss arrangements for Loy Krathong	Amanda Chadwick, staff, Consul General Natthapron
Westmead Precinct & Sydney Science Park Partnership Agreement Signing Ceremony	Official signing of the Westmead Precinct & Sydney Science Park Partnership Agreement	Amanda Chadwick, The Hon. Gladys Berejiklian MP, The Hon. Stuart Ayers MP NSW Minister for Western Sydney, public
Meeting of the Newington Working Group	Regular meeting to discuss local concerns, priorities and improve communication to Council	Amanda Chadwick, Working Group members, public, staff
1st Rydalmere Scout Hall	To celebrate the renovations of the Scout Hall	Amanda Chadwick, public
Meeting with local resident	To discuss local heritage issues	Amanda Chadwick, staff, Laurie Bennett
Meeting of the Wentworth Point Working Group	Wentworth Point Working Group to discuss local concerns, priorities and improve communication to Council	Amanda Chadwick, Greg Dyer, Working Group members, public, staff
Meeting with local resident	Meeting to discuss needs of St Luke's Preschool Northmead	Amanda Chadwick, staff, Greg Pendlebury
Parra Local Business Awards Gala Presentation	Attendance and participation at Gala Presentation	Amanda Chadwick, public
Meeting with Stockland	Meeting to discuss Stockland's strategic interest in Parramatta's future	Amanda Chadwick, staff, David Perram, Gavin Tonnet, Samantha Czyz
Meeting With Rydalmere Soccer Club	Meeting to discuss draft MOU and related issues	Amanda Chadwick, staff, Club Representatives, Former Councillor Issa
Meeting with Ian Reynolds	Candidate for Chair of Audit Committee	Amanda Chadwick and Ian Reynolds

722

RESOLVED (Chadwick)

That Council receive and note the Administrator Minute.

5.3 SUBJECT Clarification of Council's position regarding overshadowing of Parramatta Square

REFERENCE RZ/4/2015

FROM Administrator

BACKGROUND

1. The Department of Planning and Environment (DP&E) has recently issued a Gateway determination for 197 Church Street Parramatta which was received on 17 July 2017. In issuing this determination the DP&E have applied a condition requiring the proposal to be significantly modified so as to preserve solar access to an area of Parramatta Square (solar protection area).
2. The proponent for this site has recently lodged a post-Gateway review and it is anticipated that DP&E will seek Council's views regarding the Gateway determination.
3. The determination by DP&E for 197 Church Street is consistent with an earlier determination for 220-230 Church Street, which, was formally considered in the independent planning review commissioned by the Administrator in 2016.
4. 197 Church Street was one of several sites referred to in Council's consideration of the independent planning review on 14 November 2016 (Item 8.5). However, 197 Church Street was not explicitly dealt with at the time because the DP&E Gateway determination had yet to be made in respect of this site.
5. The November 2016 review considered several CBD Gateway determinations issued by DP&E and provided advice as to whether Council should initiate or support review applications lodged with the DP&E. The recommendation of the independent review was that Council not support the applicants' review requests. This review included consultation with affected proponents and is published on the council website. The Council's resolutions made in response to the independent planning review implied that Council accepted the Department's position with respect to solar access.
6. Since that time, two other Council owned sites (153 Macquarie Street Parramatta – 3PS) and 5PS have undergone design development and approval so as to preserve solar access consistent with the Department's consistently expressed direction on this issue. That is, that they do not overshadow the identified solar protection area between 12-2pm throughout the year.
7. The proponents of 197 Church Street recently lodged a post gateway review request with the Department of Planning & Environment. It is anticipated that the Department of Planning & Environment will soon seek Council's views and position on the review request.
8. This Minute provides confirmation that Council supports the Gateway determination for 197 Church Street regarding the importance of provision of solar access to Parramatta Square.
9. Further, it would be beneficial to the new Council to receive an

early report on the history of decisions in relation to solar access for Parramatta Square and the current differences between the provisions within the CBD Planning Proposal and the position formalised by the Department of Planning and Environment.

10. Given this latest decision by the Department of Planning and Environment, it is considered to be prudent for the future council to consider amending the CBD planning proposal to be more consistent with the department's direction on solar overshadowing, to help ensure the finalisation of the Planning Proposal in a timely manner.

723 RESOLVED (Chadwick)

- (a) **That** Council support the Gateway determination recently issued by the NSW Department of Planning and Environment for 197 Church Street regarding the provision of solar access to the solar protection area of Parramatta Square.
- (b) **Further, that** Council officers prepare a report to the new Council on:
 - the history of events and decisions relating to the issue of solar access to Parramatta Square; and
 - the desirability of amending the CBD Planning Proposal to be aligned with the Department of Planning and Environment's consistently expressed position on solar access, to help ensure the finalisation of the Planning Proposal in a timely manner.

PUBLIC FORUM

1 SUBJECT Epping Planning Review - Acquisition of Former Bowling Club

REFERENCE F2017/00210

FROM Richard Ure

724 "If land is zoned as public open space, how can it have any commercial value or appeal to competing interests? What is the current valuation of the land for rating and land tax purposes? How could purchasing the land be considered "poor value" if it has few other uses? Presumably purchasing different land with fewer usage restrictions would always be more expensive."

2 SUBJECT Epping Planning Review

REFERENCE F2017/00210

FROM Lorraine Wearne

725 "I speak on this matter as a former councillor, candidate for election and a local resident of 40 years.

I appreciate the planning review process that has been taking place in our area over the last 6 months or so and I am hopeful that this process has helped to bring together the sections of Epping which historically fell within Parramatta Council and the new Parramatta areas of Epping, Carlingford, Beecroft and North Epping. The community has contributed in large numbers to the process in the hope that the outcomes will result in improved services, infrastructure and management for the area.

I am however concerned that the process does not seem to provide steps and methods to solve many of our areas problems, such as traffic and overdevelopment.

I am also concerned that adoption of this report is not seen to be a final decision on the many major issues for our area.

Whilst I note that the recommendation provides for briefing the new Council on the studies and consultation to date I believe that many of the decisions on these matters should only be finally made by an elected council. The report does not address how the Ward of Epping will integrate into the greater City of Parramatta.

There is no planning for the provision of infrastructure for the area, particularly in light of the fact that many of the planning decisions we are enduring are foisted on us by the Greater Sydney Commission and Planning Panels with no appreciation of local issues. The introduction of Planning Panels for all developments is an unacceptable way to allow the community any voice on planning matters. Paid and appointed members are not always the best judge of suitability. The State Government promised to give planning power back to councils and then promptly sacked us all and gave it to others with no true interest in the local area. Controls may be one thing but making development SUITABLE within controls does not seem to exist. Our suburb was once a forest hence its name but trees do not seem to have a voice in current planning. See local approvals and proposals such as 38 Abukela Road, Epping.

Until the issue of Traffic in Epping is dealt with in a way that provides solutions, there should be no more large developments approved. We are about to have traffic work carried out, that will not work to solve anything such as the right hand turn at Langston Place. Solving the rat running in all local streets is a much higher priority.

There is no point in mandating parking numbers on development when the majority of cars in the area are through traffic, or traffic with a transport destination in Epping. We have just had three enormous buildings approved at 12 Langston Place and a direct road link to that site none of which make any sense or meets any planning controls yet approved by a State planning board.

When is enough enough? The development taking place is already more that was originally intended for our suburb. Yes the applications can be lodged and yes they must be dealt with but not by planners and committees trying to find ways to justify excesses that only benefit developers and not the present or future residents of our area.

Decisions should not be being made on a Social Infrastructure Plan for Parramatta until there is an elected council with local knowledge and not just consultants and experts reports to rely on.

We must do a meaningful Master Plan for the Dence Park area that maximizes the community use of the area and does not just isolate it. Green space is too valuable to our community and our cities lungs.

An elected council needs to be aware of the decisions made over the period of administration of the city and aware of structural changes to the council organization and its budget. This must be a priority

Adoption of this report in any way other than as a guide for further discussion, study and consultation is not appropriate and I assume that this is the intent of the motion before the council today.”

3 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Phillip Cornwell

726 “I speak on behalf of all three property owners (no’s 70,72 and 74 Essex St) who strongly object to the recommendation to rezone the Rose St precinct without the three properties facing Essex Street being included. My question is: - Would Council consider overturning its decision to leave only 3 properties facing Essex Street (no’s 70,72 and 74) isolated from the proposed R3 rezoning of the complete block bounded by Blaxland Rd, Maida Rd, Brigg Rd and Essex St?

The exclusion will result in overshadowing, privacy concerns and further degradation of the amenity of the area.

The inclusion of these three properties would allow for a more coordinated built form across the whole block.

Nowhere else in Epping do 3 houses provide the interface to a whole block R3 development.

If it is appropriate to transition from R3 to R2 across Brigg Road then it is appropriate to transition from R3 to R2 across Essex Street.

The inclusion of the three properties in question eliminates the need to transition to the eastern end and would simplify any DCP controls.

Proposed changes to the zoning of the western side of Essex Street sets the precedent to include these properties in the proposed rezoning.

The house on number 74 is only 2 metres from the rear boundary making it impossible to prevent overshadowing and loss of privacy.”

4 SUBJECT Epping Planning Review

REFERENCE F2017/00210
FROM Leona Mulcahy

727 "In light of the findings of the Epping Heritage Review regarding the encroachment of recent developments in Essex Street on the DCP allowable setbacks; how can council expect the community to accept that the proposal for the rezoning of 1, 3, 3A, 5, 7 and 7A Norfolk Road and 25 Pembroke Street to R3 will be managed appropriately to protect the heritage item at 9 Norfolk Road?"

5 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Frank Dempsey on behalf of Bella Lian

728 As provided.

"We are the residents of 16 Rosebank Ave Epping. We are extremely concerned and voicing our disappointment with your recommendation. We regard these recommendations as the most worst and unfair outcome for the residents at the northern end of Rosebank Ave. It seems the council is taking this matter very lightly which is beyond a joke. It seems our feelings and concerns regarding this matter is totally ignored and not even considered. The Ave already faces to the impact from Cliff Road's 5 story development. To make matters worse, the council has now only considered the southern side of Ave within its new regulations thus increasing more of a problem and disappointment to the residents of the northern end side of Rosebank Ave.

There is no doubt in our minds that save for the heritage consideration of the Ave at the time that Rosebank Ave would have been rezoned R4 in 2013 in the same way that Cliff Rd and Hazelwood Place were as the Ave is within 400 m threshold of Epping Railway Station - the NSW Government's benchmark for high density residential development. The statement in the report to Council that the northern end of Rosebank Ave is not affected by the 5 and 6 storey apartment buildings in Hazelwood place is a nonsense. They clearly overlook 13, 15 and 17 Rosebank Ave. Their presence has affected the residents of privacy and the values of their properties. On our eastern side boundary the residents of No 10-16 are already facing Ray Rd high density 4-5 storeys that has already affected us clearly, especially the loss of sun, privacy, and overall values of our properties. Why does the council report fail to include this in their implications and considerable affects over the existing residents in Rosebank Ave?

If the council recommendations are approved then the beautiful character of our Ave will be completely damaged and lost whilst numerous 3 storey apartments are built in our shorter and little dead end street. The northern side of our Ave is the only exit and entry for our resident, therefore the situation is becoming increasingly worse as it is causing the northern side residents considerable inconvenience upon entry and exit on our short and little street. As the resident we are not prepared to live by these adverse daily conditions, we have already

endured 2 years of shambles while the developments in Cliff Rd and Hazelwood place proceed.

We suggest the Council should treat our whole street the same, not different, as your recommendations propose. If the Council is determined to remove the HCA from Rosebank Ave, we demand that rezoning be unified throughout the Ave thus allowing us all to collectively decide whether to remain or plan to move from the Ave. All of us ask to be given the same opportunity as those who reside on the southern end of Rosebank Ave.”

6 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Kevin Macdonald

729 “Ms Chadwick, I thank you for the opportunity to speak this evening.

My comments relate to tonight’s Agenda item 11.3.

I firstly speaking on behalf of the property owners residing on the eastern side of the Essex Street HCA, between Epping Road and Knox Avenue, and then make a comment and question as an individual.

Our Group’s comments are further to our submissions and those made when our Group met with you in Council’s Offices on 31 July.

- The Agenda Business Paper recommends that the HCA for the Essex Street be removed in full but only the area on the western side of the Street be considered for rezoning.
- Ideally, we would prefer that things remain unchanged in Essex Street, and the HCA Notation remain in place. However, we support that this is no longer an option.
- Further, we agree that consideration is given to changes for the affected areas of the Street.
- However, our Group is concerned that Council has erroneously seen the problem as a western side of the Street issue only, and considered the road to be the boundary for the proposed land use change.
- We believe that any land rezoning decision must be the same for both sides of Essex Street, as both sides of the Street are affected AND this approach is the only possible outcome for the current bad situation.
- We assure you that our motive is not for monetary gain and whilst we acknowledge that there are interface issues for our neighbours residing on the western side of Essex Street, our lived experience since 2014 demonstrate that we also experience daily interface issues.
- To do nothing in relation to the eastern side of Essex Street is unfair and the wrong decision as this would result in further inconsistent streetscape for the Street; it pushes the interface issue onto our properties, and; would not be in line with good planning principles.

- In suggesting there are no interface issues for the eastern side of Essex Street the Paper bases this finding solely on *'the Essex Street road reserve establishing the demarcation between land use'*.
- Whilst the Street may be ideal, it is not appropriate in the case of Essex Street, noting we also experience loss of privacy, noise, traffic and are impacted from the height of the development to the western side of Essex Street.
- Our homes are further impacted as they are significantly below the level of the street due to the topography of the land. Noting this factor is relied on by the Council Officers in basing their conclusion of an adverse impact for the nearby Rose Street Precinct, we ask that this same logic be applied for the eastern side of Essex Street.
- We consider the Paper's conclusions that including the eastern side of the Street in any land use change would both extend the interface issue further east and set a precedent with resulting additional requests for 'redevelopment uplift' are erroneous and unfair.
- Not including both sides of Essex Street would just move the interface issue to us residents on the eastern side. Further, there are only 3 houses and 4 cluster housing developments to the east of Essex Street and including our area of the Street in any land use change would result in minimal if any impact.
- We also consider the view that including our side of Essex Street will result in further applications for 'redevelopment uplift' is both irrelevant and inappropriate, as we note that current planning controls permit the submission of such proposals at any time now
- We suggest that including the eastern side of Essex Street in any land use change actually assists Council to achieve their stated aims to address the problem in the Discussion Paper - that of a more consistent 2 storey scale of dwellings in Essex Street and would provide opportunity for significant tree planting.
- Lastly, the Business Paper reflects there were 18 submissions received from the eastern side of Essex Street. This number must be incorrect, as we are aware that at least 22 submissions have been made by us as individuals and our Group, which represents 88% of the properties on the eastern side of Essex Street with frontage in this area.

Ms Chadwick, we ask that you consider our following questions and urge you to make the only good and fair decision - to include both sides of the Essex Street area:

1. Whilst it may be an ideal planning principle to use a street as a boundary for land use purposes, how can Council consider Essex Street road as the 'ideal' boundary for the rezoning purposes considering the topography and built form of Essex Street?
2. How do the recommended planning principles address the adverse impact for us the eastern side of Essex Street residents, when all that is being proposed is to move the problem to our side of the street?
3. If Council is genuinely committed to achieving good planning outcomes and addressing the adverse consequences of the 2014 changes, why are the current recommendations proposed not doing this?

Speaking now as an individual I would just like to say that I was optimistic that Council was going to listen to the local community and address the problems arising from the 2014 changes through the Epping Planning Review and I proactively participated in good faith expecting my input would be respectfully considered. However, on reading the final Business Paper I am disappointed and left to think that the recommendations for Stage 2 may just be confirming the predetermined course of action and principles that Council had decided prior to commencing the Review, and I am concerned that the Review may have been undertaken to just enable Council to say that they have taken the time to 'listen' to the local community.

My 2 questions relate to the Report's recommendations for the former Bowling Club site at 725 Blaxland Road, Epping:

1. What is the indicative valuation of the former bowling club site as assessed by the City of Parramatta Property Officers? and
2. Can the indicative valuation report be made publicly available?

Thank you”

7 SUBJECT Epping Planning Review – Rezoning for Residential premises 29 to 35 Epping Road, Epping
REFERENCE F2017/00210
FROM Ajay Trivedi

730 As provided.

“My Question to Council is:
Outcome of submission made to placeservices@cityofparramatta.nsw.gov.au on 19/07/2017 to request for rezoning to R3 for residential premises 29 through 35 Epping Road, Epping

How can this matter be pursued further?”

8 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Mark Wu

731 As provided.

“My Question to Council is:
Outcome of submission made to placeservices@cityofparramatta.nsw.gov.au on 19/07/2017 to request for rezoning to R3 for residential premises 29 through 35 Epping Road, Epping.

We want to follow up on the status of our submitted application and how it can be pursued further.”

9 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Withdrawn

10 SUBJECT Epping Planning Review and Rosebank Avenue
REFERENCE F2017/00210
FROM Ning Wang

732 As Provided.

“My Question to Council is:

I strongly disagree with what council officer's recommendation on land planning issues of Rosebank Ave HCA. As a resident on the street, I would like to address to the Council that:-

1. The recommendation will worsen the already very bad outcome from Hornsby council's planning. With this new recommendation, our privacy would be further intruded not only by the 5 storey flats on the west, but also the 2-3 storey flats on the south. Our property will be surrounded by additional new flats.
2. The recommendation was intend to address the bad outcome by allowing building 3 storey flats on some properties. Being directly overlooked by the 5 storey flat on our back yard, we are not only excluded and ignored by this recommendation, it want to put more damage to our privacy and living amenity.
3. The recommendation want to remove the HCA notation for the sake of solving interface issues, despite 3 independent heritage studies recognize its value.

On the other hand, ironically, Council reject to solve the same problem for 9 Rosebank Ave because its heritage value. This is extremely unfair, same heritage value, one can be throw away, the other cannot. To me, this recommendation does NOT solve the interface issue, it just simpleminded transfer the issue from the south part of the street and mostly to No. 9 and 10 Rosebank Ave, the two heritage items, the current and next interface boundary of 3 and 5 storey flats.

4. Although the outcome from Hornsby Council is bad, the street's significant value as a whole is being protected. Now this recommendation would disassemble this short street into parts and totally destroy the remaining value. Despite strong voice from the residents to advocate to either retain the HCA or rezone the whole street including 9&10 Rosebank Ave during 2 workshops, despite the goal of these workshops are listen to the community, council

stubbornly ignore our opinion just like previous council. Fairly speaking, the outcome is much worse than Hornsby's one.

5. This recommendation fully ignores the traffic, security issues of 9 Rosebank Ave and its northern neighbours. Because its a no-through road, the 3 storey flats would made already severe traffic and parking issue everyday nightmare. If flat is erected at 7 Rosebank Ave, for security reasons, high fence would be erected byon the interface, this would destroy the open natural boundary between No. 7 and 9 and greatly degrade the heritage value of No 9 Rosebank Ave.
6. Once again, which could not be said any more, we would like either maintain the status quo of Rosebank Ave, or re-zone it as a whole including No. 9 and 10. We don't want this strange outcome.”

11 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Withdrawn

12 SUBJECT Epping Planning Review and Epping Bowling Club Site
REFERENCE F2017/00210
FROM Margaret McCartney

733 “I am a resident of Epping and a representative for Save Epping’s Forest Park action group. With regards to Question 9.b I would like to advocate for the Council to purchase the former Epping Bowling Club site (725 Blaxland Road, Epping), for which strong community support was shown throughout the *Epping Planning Review*. The population of Epping is estimated to increase from 24,703 to 42,785 people by 2026. Therefore, the need for more open and recreational space for the growing population of Epping is imminent. The bowling club site is already zoned as RE1 Public Recreation land and is ideal to provide this much needed open and recreational space for the community. To say the ‘cost is prohibitive’ for buying this land is short-sighted. I would like to promote the approach that providing this resource for the community will save millions of dollars in the long term, through many ways such as decreasing mental and physical health costs. It will also significantly contribute to our quality of life for which this will be money well spent. The *Epping Planning Review* recommendation to purchase ‘individual residential R2 zoned properties elsewhere near the town centre for a new park’ is not practical, realistic or in the public interest. There are no suitable individual residential properties, of which I am aware, close to the town centre on the east side of Epping where most of the additional population will be living and more parkland will be needed. The purchase of the bowling club site would also provide a welcomed extension to Forest Park and assist in preventing further overshadowing of the park.

Ms Chadwick, I thereby request that you make an amendment to the principle 182.a, on page 915, and put it forward to the oncoming Councillors that they purchase the former Epping Bowling Club site for the community. The principle for the Council to negotiate with the developer for the provision of public open space in a way that ensures 'there is a suitable area of open space which is appropriately sized and located' is very subjective and open to interpretation. There are many precedents which show this will result in an interpretation which is not in the best public interest.

I would like to clarify Item Number 11.3: 254. a. i. on page 927 with regards to the Austino Planning Proposal. It states,
'The Austino Planning Proposal seeking to deliver an additional 272 dwellings.'

It is my understanding that the Austino Planning Proposal includes an additional 654 dwellings for Epping. So, I would like to query the figure of an additional '272 dwellings' recorded. I hope the Council is not promoting that the Austino Planning Proposal have a further uplift than is currently under review. The additional 654 dwellings proposed will already have a significant impact on the local traffic and will cause unsustainable overshadowing of Forest Park.

I would like to bring to your attention that there seems to be the anomaly that at the same time as local residents were being consulted about the location for a civic focal point including Chambers Court, the Council was determining the Development Application for 12-22 Langston Place, Epping which negates any hope of having a civic focal point at Chambers Court. Against the local community's wishes to have a civic focal point at Chambers Court, this DA has been approved to include Chambers Court as the driveway for the Langston Place development with 526 car spaces. This somewhat makes a farce of the community consultation process provided by the *Epping Planning Review* in relation to this location for a civic focal point.

It is no surprise that the *Epping Planning Review* had the most responses to question 11.a which relates to traffic management. The traffic issues in Epping need to be addressed before further development can go ahead. Our roads are already at more than full capacity in peak hours. I applaud the recommendation for the Traffic Study to be completed before the Austino Planning Proposal can be finalised."

13 SUBJECT Epping Planning Review
 REFERENCE F2017/00210
 FROM Michael Tully

734 As provided.

"As discussed, below is a summary of what I intend to discuss and seek a response from Council on Monday evening:

- Option 6 (Manor Houses) will present a similar poor interface with the

R4 zones as the existing properties

- Option 6 is an unusual building typology not currently seen in the Epping Locality or the City of Parramatta LGA
- Option 6 will create an unusual bulk, scale and design character that would be inconsistent within the Essex streetscape and relate poorly to the current building types within the surrounding area, being single dwellings and residential flat buildings.
- Option 7 represents a more suitable transition and is commensurate with the R3 Zoning applying to the Maida Road properties that share an interface with the R4 Zoning of Forest Grove.
- Alternatively, the R4 zone could be extended to incorporate the western side of Essex Street, however a split height limit could be applied, permitting 5 storeys to the rear portion of the allotments (adjacent to the current R4 zoning) and the remaining portion of the allotment that addresses Essex Street, limited to 3 -4 storeys."

14 SUBJECT Epping Planning Review
REFERENCE F2017/00210
FROM Malcolm Watson

735 No transcript submitted but spoke on behalf of the owners on the west side of Essex Street seeking some solution to the interface problem.

Response from Ms Sue Weatherley – Director Strategic Outcomes and Development:-

“Land at 725 Blaxland Road (former Bowling Club Sites) and its valuation and Acquisition

Public Forum Request No.1, Richard Ure

Public Forum Request No.6, Kevin MacDonald (in part)

Public Forum Request No. 12 Margaret McCartney (in part)

- The land at 725 Blaxland Road, Epping is zoned RE1 Public Open Space and identified for acquisition on the Land Reservation Acquisition Map in *Hornsby LEP 2013*,
- The acquisition of land that has been identified on a Land Reservation Map is governed by the Just Terms Compensation Act. The process requires that land to be acquired would be valued as if it had never been zoned open space (i.e. for valuation processes you assume it has been zoned for some other purpose) in this case the site would almost certainly have been zoned Residential if it had not been zoned for open space purposes. The site would be valued based on the residential development potential that could theoretically be approved on the site.
- Also impacting on the valuation of this site is the fact that along with adjoining properties fronting Epping Road and Forest Grove – the site is subject to a planning proposal process (for a higher density residential development) which has progressed through the JRPP. This means that the DP&E have in principle support for the rezoning of the land covered by the planning proposal to allow

for a higher density development than would currently be permitted. If the rezoning is supported, the site's value will be increased by that decision.

- As detailed in the report, the preliminary assessment suggests the value of Acquiring the Bowling Club site will deliver less value to the community than expanding other open space sites around Epping Town Centre and will exceed the amount included in the draft S94 Plan. If we acquire the site, then there will be less money available for other community assets.

Infrastructure planning in Stage 1 of Epping Planning Review *Public Forum Request No.2 from Lorraine Wearne*

Two supporting studies seek to address the centre's future infrastructure needs: the Epping Social Infrastructure Study, which focused on community and recreational needs; and the Epping Traffic Study (still underway) which seeks to understand the traffic needs. The newly elected Council will be in place for further consideration of these reports – via the LGA wide Social Infrastructure Strategy – and the finalised Epping Traffic Study.

Concern at the potential isolation of the properties at 70, 72 and 74 Essex Street which flank the eastern side of the Rose Street Precinct

Public Forum Request No.3, Philip Cornwell

After further consideration of this issue Council Officers have recommended that 70,72 and 74 Essex Street be included in the review of planning controls proposed for the Rose Street Precinct. The potential for these sites to also be considered for manor housing can be considered as part of that process.

Wording for a potential Council resolution to formalise this alternate recommendation has been circulated in a Briefing Note to the Administrator earlier today.

Concerns at the recommendations that seek to address the interface matters at No.s 1, 3, 3A, 5, 7 and 7A Norfolk Street and the heritage item at No.9 Norfolk Street, Epping

Public Forum Request No.4, Leona Mulcahy

The recommendations to limit manor home development at No.s 7 and 7A Norfolk Street are consistent with the recommendations at the western side of Essex Street (to address the interface issues with the R4 zone) and respond to the sensitivity of the heritage item at No.9 Norfolk Street.

With regards to the recommendation of the R3 zone that will enable residential flat buildings over the sites at No.s 1, 3, 3A and 5 Norfolk Street, the recommendations also include undertaking of detailed urban design analysis. The purpose of the urban design analysis is to create a stronger planning framework that addresses and manages the interface between the proposed manor home and proposed residential flat

buildings to towards the heritage item as the interface issues were not adequately dealt with by the planning framework introduced by the DP&E and Hornsby Shire Council in March 2014.

Northern portion of Rosebank Avenue

Public Forum Request No.5, Bella Lian

Public Forum Request No.10, Ning Wang

The justification for the different treatment of the northern and southern portions of Rosebank Avenue is as follows:

- The southern portion is experiencing new 5 storey development on two flanks.
- The northern portion (west) has no 5 storey development sites that directly flanks this section because the land is zoned R2 Low Density Residential. To the east, the Ray Road development built in 2011 comprises 2.5 and 3 storey townhouses which shield the 4 storey Residential Flat Building on Ray Road.
- The two heritage items, along with the creek, which is where there is a narrowing of the road, provide the appropriate transition point between a manor house zone in the southern portion and a low density residential zone in the northern portion.

Eastern side of Essex Street

Public Forum Request No.6, Kevin MacDonald

As the council report notes, the Essex Street road reserve forms a 21 metre wide distance between the front property boundaries on the western and eastern sides. Any building on the western side of Essex Street also forms an obstruction to the 5 storey development. The interface issues experienced on the eastern side of Essex Street cannot be in any way the same or similar to the impacts experienced by the residents on the western side.

Any change to the zoning on the eastern side of Essex Street will provide justification for all Essex Street residents who reside on land zoned R2 Low Density (outside of the Essex Street HCA) to seek zoning uplift. It would re-create a midblock zone change behind these properties cascading the problem further east and creating a case for their upzoning. This would provide justification for all land currently zoned R2 Low Density around the centre and across a wider area to be rezoned to a higher density. This will have a detrimental impact on traffic and amenity.

Rezoning request affecting land at situated at 29 to 35 Epping Road, Epping

Public Request No.7, Ajay Trivedi

Public Request No.8, Mark Wu

These proposals for zoning additional sites is outside the scope of the Epping Planning Review. There is a recommendation detailed in Clause 255 part (c) of the report which indicates that any proposed rezoning outside the scope of this Planning Review should be dealt with as separate Planning Proposals and so if the landowners wish to pursue a

rezoning of these sites they should contact Council Officers about the process they need to follow to pursue formal Planning Proposal application.

Scale of Development on Austino PP Site and Impact of Current Langstone Place DA on the Ability to provide a Civic Focal Point Outside the existing Hornsby Library Site

Public Request No.12, Margaret McCartney (part)

- In relation to clarification sought over the number of dwelling that will be developed as part of the Austino Planning Proposal the number of dwellings can not be determined until the traffic analysis is complete and once the scale of development proposed for the site is identified it will be placed on public exhibition. This will ensure that the community will have a chance to formally comment on the proposal with detail on exactly what is proposed before any final decision is made on the development potential of the site.
- It is acknowledged that as part of the process for the approval of the DA for 12-22 Langstone Place, access to the sites is via Chambers Court. However, Council officers do not believe that this access driveway would necessarily mean that Chambers Court and the park immediately east of this can not be redesigned into an affective community focal point or open space should Council make the decision to do so in the future. In fact by creating a new public road we will ensure that future open space is not privatised by the new private development.

Appropriateness of Manor Housing on Western Side of Essex Street

Public Request No.13, Michael Tully

While the speakers proposal for development on the Western side of Essex Street to be permitted development at a scale of 3-5 storeys is noted, Council Officers consider that Manor Housing provides an opportunity for redevelopment that addresses the interface with 4-5 storey buildings to the west whilst still retaining an appropriate scale and character for Essex Street. It is acknowledged that the manor house proposals introduces a new built form but it is not considered an inappropriate form. The lower density is also more consistent with the traffic impact issues identified discussion paper and provides a more balanced response to all the opportunities and constraints than allowing for 3-5 storey development.

Public Forum No.14, Malcolm Watson

As at 4:50pm no text has been received from the speaker.”

15 SUBJECT Outcomes of Public Exhibition - Planning Proposal for land at 180 George Street, Parramatta

REFERENCE RZ/24/2015
FROM Matthew Lennartz

736 “We would like to thank the Council staff for working with us on this project and we appreciate the efforts to address issues and expedite the project with stretched resources. We support the recommendation and that the Planning Proposal be forwarded to the DPE to finalise. We trust that the recommendation will be supported and we can continue to work with Council to finalise the VPA and DCP. As you may be aware, we have commenced the design competition and look forward to transitioning our development activities onto this site with the recent completion of our development at 330 Church Street and continuing with our contribution to the growth of the Parramatta CBD. I am happy to accept any questions from the Administrator.”

SUSPENSION OF STANDING ORDERS

737 RESOLVED (Chadwick)
That Standing Orders be suspended to enable consideration of item 11.3 regarding the Epping Planning Review – Completion of Stage 1 and Commencement of Stage 2.

LEADING

11.3 SUBJECT Epping Planning Review - Completion of Stage 1 and Commencement of Stage 2
REFERENCE F2017/00210 - D05111630
REPORT OF Snr Project Officer. Also Administrator Briefing Note from Senior Project Officer dated 14 August 2017. Also correspondence from Frances and Richard Lyons, Wai Ling Chan and Save Epping’s Forest Park.

738 RESOLVED (Chadwick)
(a) **That** Council receive and note the submissions made on the Epping Planning Review Discussion Paper.
(b) **That** the recommended principles, as identified within the report and contained within **Attachment 6** be endorsed for the purposes of guiding Stage 2 of the Epping Planning review subject to the following amendments:

Traffic Chapter – Consideration of Planning Proposals/Preliminary Planning Proposals

Clause 255, recommended principle a. be replaced with the following:

a1. *That Council write to the Department of Planning and Environment (DPE) advising that significant progress has been made on the Traffic Study to date, however further work still needs to be carried out and land use scenarios tested before this Study can be completed. Council will also confirm that it seeks to retain Relevant Planning Authority status relating to the Austino Planning on the basis that the planning proposal cannot be finalised until the traffic study is completed and to ensure that the community's concerns and issues are addressed (e.g open space – refer to 'Acquisition of former of former bowling club site (725 Blaxland Road)' in Social Infrastructure section (ie Response to questions 9b).*

a2. *That given the status of the traffic study detailed above, current Preliminary Planning Proposals (Winten Lyon and Oakstand) and any future planning proposals should not be finalised until the Traffic Study is completed.*

Traffic Chapter – Car Parking Rates

Clause 265, include the additional principle below:

d. *That Council receive a report at the next Council meeting for the purpose of amending the Hornsby DCP parking rates to ensure consistency with the CoP DCP parking rates*

Social Infrastructure Chapter – Dence Park – Epping Aquatic and Leisure Centre

Clause 226, include the additional principle below:

c. *That the Master Plan for Dence Park be prepared 2018/2019 and include the base assumption of an aquatic facility of 50m.*

Heritage Chapter – Rosebank Avenue

Clause 53, recommended principle a. be replaced with the following principle and delete principle d.:

Refer to Alternate Principle - Heritage below.

Heritage Chapter – 1, 3, 3A, 5, 7 and 7A Norfolk Road and 25 Pembroke Street

Clause 96, recommended principle a.ii. be replaced with the following principle:

Refer to Alternate Principle – Heritage below.

Heritage Chapter – Rose Street Precinct

Clause 110, recommended principle a. and b. be replaced with the following principle:

Refer to Alternate Principle - Heritage below.

Alternate Principle - Heritage

That the development of 2 storey 'manor houses' within the following precincts be pursued in response to the current interface issues being experienced by residents. However, as part of this process further work should also be carried out to test the benefits of 3 storey residential flat buildings with all the appropriate DCP controls, for example setbacks, amalgamation patterns to determine whether an alternative approach may be more appropriate.

- Rosebank Avenue (full length of Rosebank Avenue excluding existing heritage listed items)

- 1, 3, 3A, 5, 7 and 7A Norfolk road and 25 Pembroke Street

- Rose Street Precinct (with the inclusion of 70,72 and 74 Essex Street forming part of this Precinct)

(c) **That Council Officers:**

- 1 Brief the incoming Councillors on the Epping Planning Review process to date including the endorsed principles to confirm the future planning direction for Epping as part of progressing to Stage 2 of the project, and
- 2 That following the above briefing, a further report be submitted to Council recommending the commencement of Stage 2 of the Epping Planning Review which will involve preparing new planning controls including:
 - 2.1 A planning proposal to amend both the *PLEP 2011* and *HLEP 2013*
 - 2.2 A development control plan amendment to amend *PDCP 2011* and *HDCP 2013*
 - 2.3 Amendments to relevant Contributions Plans and public domain plans where relevant.

(d) **That** the recommendations contained within **Attachment 5** detailing the outcomes of the Stage 6 Heritage Review be endorsed.

(e) **That** Council write to the community thanking them for their feedback and advising them on the outcome of Stage 1 Review and next steps

(f) **That** Council write to the Minister for Planning, Greater Sydney Commission, Department of Planning and Environment, Transport for NSW and the Roads and Maritime Services to provide an update on the project and an outline of the next steps.

(g) **Further, that** the finalisation of LEP amendments proposing changes to zoning, height and FSR controls come into effect at the same time as relevant DCP controls relating to this

development (excluding Draft Section 94 Plan and DCP amendments relating to tree protection and parking rates).

NOTE:

Amanda Chadwick declared an interest in this matter, as she is a member of car share group GoGet.

RESUMPTION OF STANDING ORDERS

739 RESOLVED (Chadwick)
That Standing Orders be resumed.

LIVEABILITY

8.1 SUBJECT Access Advisory Committee Meeting Minutes 20 June 2017
REFERENCE F2005/01944 - D05126596
REPORT OF Community Capacity Building Officer, Community Capacity Building

740 RESOLVED (Chadwick)
That the minutes of the Access Advisory Committee meeting held on 20 June 2017 (Attachment 1) are received and noted.

8.2 SUBJECT Minutes of the Parramatta Traffic Committee meeting held on 27 July 2017
REFERENCE F2017/00081 - D05176196
REPORT OF Traffic & Transport Support Officer. Traffic and Transport

741 RESOLVED (Chadwick)
(a) **That** Council receive and note the minutes of the Parramatta Traffic Committee meeting held on 27 July 2017, provided at Attachment 1.
(b) **Further, that** Council adopt the recommendations of the Parramatta Traffic Committee meeting held on 27 July 2017 provided at Attachment 1 and copied below, subject to all identified funding being available.

8.3 SUBJECT Minutes of the Traffic Engineering Advisory Group meeting held on 27 July 2017
REFERENCE F2017/00078 - D05176219
REPORT OF Traffic & Transport Support Officer. Traffic and Transport

742 RESOLVED (Chadwick)

- (a) **That**, Council receive and note the minutes of the Traffic Engineering Advisory Group meeting held on 27 July 2017, as provided at Attachment 1.
- (b) **Further, that** Council adopt the recommendations of the Traffic Engineering Advisory Group meeting held on 27 July 2017 provided at Attachment 1 and copied below, subject to all identified funding being available and to clarification from the Chief Financial Officer and Council's Counsel that this is consistent with the provisions of the caretaker period and seeks Council's endorsement.

8.4 SUBJECT Barclay Road and Perry Street Commuter Car Park Consultation
REFERENCE F2017/02182 - D05176247
REPORT OF Traffic & Transport Support Officer. Traffic and Transport

743 RESOLVED (Chadwick)

- (a) **That** Council receive and note the consultation report for the future use of the Barclay Road/Perry Street M2 Construction Compound as a Commuter Car Park.
- (b) **That** Council support, in principle, the future use of the Barclay Road/Perry Street M2 Construction Compound as a Commuter Car Park.
- (c) **Further, that** Council authorises the Chief Executive Officer to continue negotiations and advocacy for the Car Park with the State Government including seeking support from the Local Member of Parliament, the Honorable David Elliott MP.

8.5 SUBJECT Aboriginal and Torres Strait Islander Advisory Committee Meeting Minutes 27 June 2017.
REFERENCE F2017/00358 - D05183557
REPORT OF Community Capacity Building Officer

- 744 RESOLVED (Chadwick)
- (a) **That** the minutes of the Aboriginal and Torres Strait Islander Advisory Committee of 27 June 2017 be received and noted.
 - (b) **That** Council notes the ATSI Advisory Committee's support for the recently developed Cultural Plan and its appreciation for the recognition of Aboriginal culture and its importance to the City.
 - (c) **Further, that** Council notes the ATSI Advisory Committee's expression of thanks to the Administrator, Amanda Chadwick, for her recognition and support of the Committee's work.

SUSTAINABLE

9.1 SUBJECT Variations to Standards under Clause 4.6 of Parramatta LEP 2011, Auburn LEP 2010, Holroyd LEP 2013, The Hills LEP 2012, Hornsby LEP 2013 and SEPP 1

REFERENCE F2009/00431 - D05171071

REPORT OF Manager Development and Traffic Services

745 RESOLVED (Chadwick)

That the report be received and noted.

9.2 SUBJECT Update on the Parramatta Independent Hearing and Assessment Panel

REFERENCE F2016/02347 - D05081851

REPORT OF Strategic Business Manager

746 RESOLVED (Chadwick)

(a) **That** Council note an additional member has been appointed to the Parramatta Independent Hearing and Assessment Panel (IHAP) under delegation as granted on 8 August 2016.

(b) **That** the Authority of Delegation for the IHAP be amended to include the following person within Schedule A:

Warrick McLean

(c) **That** Council continue to make improvements to the IHAP process based on the feedback received from the IHAP survey and focus groups.

(d) **Further, that** Council continue to seek regular feedback on the Parramatta IHAP by means of a user survey and a report be provided to Council annually on the operation of the Parramatta IHAP.

9.3 SUBJECT Naming of Reserve Corner of Avonlea Drive and Plympton Road in Carlingford as Hazlewood Rose Park
REFERENCE F2017/01067 - D04729839
REPORT OF Open Space & Natural Area Planner

747 RESOLVED (Chadwick)

- (a) **That** the public reserve known as Upper Ray Park at the corner of Avonlea Drive and Plympton Road in Carlingford (Lot 44 DP 210615, Lots 100 and 102 DP 831310, Lot 50 DP 1217719) be endorsed in principle to be named 'Hazlewood Rose Park'.
- (b) **That** the name 'Hazlewood Rose Park' be referred to the Geographical Names Board of NSW for formal assignment under the *Geographical Names Act 1966*.
- (c) **That** if approval is granted by the Geographical Names Board, appropriate interpretive name signage be erected at the reserve entrances to be funded under the 2017/18 Parks Improvement Program.
- (d) **Further, that** the Ray Park Heritage Group, Beecroft-Cheltenham History Group, Hornsby District Historical Society, Parramatta & District Historical Society and others who provided submissions during the community consultation period be thanked for their submission and advised of Council's decision.

9.4 SUBJECT Deed of Variation - Domestic Waste Collection Contract (former Hills Council area)
REFERENCE F2011/03735 - D05133668
REPORT OF Service Manager.Sustainability and Waste

748 RESOLVED (Chadwick)

- (a) **That** Council notes that as a result of the transitional arrangements with The Hills Shire Council, City of Parramatta has to arrange alternate waste collection services for the five-weeks between 1 October 2017 and the commencement of Council's new contract on 6 November 2017 and that engaging the current service provider offers the best opportunity to maintain customer service standards during this interim period.
- (b) **That** in accordance with s55 (3)(i) of the NSW Local Government Act 1993, Council notes that due to extenuating circumstances including the short contract duration of 5 weeks and a new waste collection contract already awarded by Council to commence on 6 November 2017, Council will not invite tenders for waste collection services required to City of Parramatta households

formerly in the Hills Shire Council area from 1 October to 4 November 2017.

- (b) **That** Council endorse the proposed Deed of Variation to the existing waste collection contract with Cleanaway Pty Ltd (ABN: 79 000 164 938) to provide services during the period 1 October to 4 November 2017 in the former Hills Shire Council area.
- (c) **Further, that** the CEO be given delegated authority to execute the Deed of Variation between Council and Cleanaway Pty Ltd.

9.5 SUBJECT Cities Power Partnership
REFERENCE F2015/02711 - D05108550
REPORT OF Sustainability Officer

749 RESOLVED (Chadwick)

- (a) **That** Council endorses participation in the Climate Council's Cities Power Partnership program as a Power Partner.
- (b) **That** Council authorises the Chief Executive Officer to write a letter of commitment to the Climate Council CEO.
- (c) **Further, that** the Environmental Sustainability Strategy and Cities Power Partnership program be presented to Council after the Local Government elections in September 2017 for its consideration and nomination of five priority actions under the program.

PRODUCTIVE

10.1 SUBJECT Night Time Economy Discussion Paper
REFERENCE F2017/00224 - D04741642
REPORT OF Project Officer

750 RESOLVED (Chadwick)

- (a) **That** Council endorse the Night Time Economy Discussion Paper, as shown at **Attachment 1** for the purposes of public exhibition for a minimum period of 28 days in accordance to the Public Consultation Strategy outlined in the report;
- (b) **That** the outcome of the public exhibition of the Night Time Economy Discussion Paper be considered in the development of a draft Night Time Economy Strategy and that the draft Strategy be presented to Council for its consideration in late 2017; and
- (c) **Further, that** the Director Marketing and City Identity be authorised to make any design changes or minor typographical edits to the Night Time Economy Discussion Paper prior to its

exhibition should they be required.

10.2 SUBJECT Parramatta Square Public Domain - Performance Specification and Reference Design

REFERENCE F2017/00287 - D05079532

REPORT OF Development Manager Assistant

751 RESOLVED (Chadwick)

(a) **That** Council notes the progress since November 2016 on the design development of the Parramatta Square Public Domain and the process undertaken to provide Walker Corporation with the Performance Specification and Reference Design.

(b) **Further, that** a report be prepared for the future Council, following Walkers' response to the performance specification and reference design, that takes into account this information and Council's available budget for the project.

10.3 SUBJECT Sydney Children's Hospital - Westmead Hospital Campus - Proposed naming of new internal precinct road

REFERENCE F2017/02091 - D05143582

REPORT OF Property Services Officer

752 RESOLVED (Chadwick)

(a) **That** Council endorse, in principle, the name 'Labyrinth Way' for the new road, shown by yellow shading, on the site plan at **Attachment 1**.

(b) **That** Council endorse, in principle the name 'Labyrinth Row' as a second preference should the name 'Labyrinth Way' not be acceptable to the Geographical Names Board of NSW.

(c) **Further, that** the names 'Labyrinth Way' and 'Labyrinth Row' be referred to the Geographical Names Board of NSW for formal assignment under the Geographical Names Act, 1996.

10.4 SUBJECT Proposed Drainage Easement in favour of 26 Marion Street, Parramatta

REFERENCE DA/467/2015 - D05175266

REPORT OF Service Manager Property Services & Space Management

753 RESOLVED (Chadwick)

That Council resolve to amend the title description of Lot 2 DP214558 to Lot 3 DP214558.

ADJOURNMENT OF MEETING

754 RESOLVED (Chadwick)

That the meeting be adjourned for 23 minutes.

The meeting adjourned at 8.27pm.

RESUMPTION OF MEETING

The meeting resumed at 8.50 pm

LEADING

11.1 SUBJECT Planning Proposal for land at 18-22A Hunter Street and 23-29 Macquarie Street, Parramatta

REFERENCE RZ/12/2015 - D05077301

REPORT OF Project Officer Land Use

755 RESOLVED (Chadwick)

That consideration of this matter be deferred for 2 months to enable further information to be provided by the applicant and to enable the matter to be determined by a future Council.

11.2 SUBJECT Outcomes of Public Exhibition - Planning Proposal for land at 180 George Street, Parramatta

REFERENCE RZ/24/2015 - D05172626

REPORT OF Student Project Officer

756 RESOLVED (Chadwick)

(a) **That** Council considers the report that was submitted to the IHAP on 18 July 2017 (Attachment 1) and its recommendation (Attachment 2), which supports the finalisation of the planning proposal for land at 180 George Street, Parramatta.

(b) **That** Council endorse the Planning Proposal contained at **Attachment 3** and, subject to the receipt of an amended Gateway Determination and the Planning Proposal being amended accordingly, the Planning Proposal be forwarded to the Department of Planning and Environment (DP&E) for finalisation.

(c) **That** Council advise the Department of Planning and Environment

that it will not be exercising its plan making delegations, due to the objections received from government agencies.

- (d) **That** a separate report be prepared in relation to the site specific Development Control Plan (DCP) and Voluntary Planning Agreement (VPA) and reported to Council at a later date.
- (e) **That** upon sending the Planning Proposal to the DP&E, a request be made that the Department proceed with processing of the Planning Proposal, but that the final notification in the Government Gazette (which will legally bring the LEP changes into force) only be undertaken once Council confirms that the Draft DCP and Draft VPA have been finalised.
- (f) **Further, that** Council authorises the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the plan-making and finalisation process.

11.4 SUBJECT Strategic Land Use Planning Work Program Update

REFERENCE F2016/00115 - D05162777

REPORT OF Team Leader - Land Use Planning

757 RESOLVED (Chadwick)

That this report on the status of Strategic Land Use Planning Strategic Projects, Planning Proposals, and Voluntary Planning Agreements be received and noted.

11.5 SUBJECT Silverwater to Olympic Park Traffic and Transport: A Way Forward

REFERENCE F2017/00722 - D05119732

REPORT OF Project Officer - Transport Planning

758 RESOLVED (Chadwick)

- (a) **That** Council endorses the *Silverwater to Olympic Park Traffic and Transport: Ways Forward* document at **Attachment 1** for the purposes of engaging with the community, key stakeholders and State Government.
- (b) **That** Council authorises the Chief Executive Officer to make minor edits and corrections to the document.
- (c) **Further, that** Council authorises the Chief Executive Officer to update the document in consultation with incoming Councillors and key stakeholders.

11.6 SUBJECT Legal Status Report as at 2 August 2017
REFERENCE F2017/01133 - D04857747
REPORT OF Legal Services Manager

759 RESOLVED (Chadwick)

That Council note the Legal Status Report as at 2 August 2017.

11.7 SUBJECT 2016/17 Operational Plan and Budget - Full Year Report
and Final Quarter Financial Statement
REFERENCE F2016/06973 - D05139163
REPORT OF Place Manager ; Finance Manager, Governance,
Planning and Analysis

760 RESOLVED (Chadwick)

- (a) **That** Council note the June Quarterly (End of Year) Review of the 2016/17 Operational Plan.
- (b) **That** Council note the June 2017 Quarterly Budget Review Statement and the Responsible Accounting Officer's report on the financial position of the Council.
- (c) **Further, that** the Chief Executive Officer be authorised to make minor changes to these documents prior to publication.

11.8 SUBJECT Investment Report for June 2017
REFERENCE F2009/00971 - D05139427
REPORT OF Chief Financial Officer

761 RESOLVED (Chadwick)

That Council receives and notes the Investment Report for June 2017.

11.9 SUBJECT Former Councillor Representation Committee meetings
during 2017
REFERENCE F2016/02743 - D05139443
REPORT OF Manager Local Representative Committee & Projects

762 RESOLVED (Chadwick)

- (a) **That** Council note the Former Councillor Representation Committee was formally wound up following the last Committee meeting on 28 June 2017.
- (b) **Further, that** the minutes of the Former Councillor Representation Committee meetings of 7 March 2017, 11 April 2017 and 28 June 2017 be received and noted.

NOTE:

The Administrator noted the presence of former Councillors Lorraine Wearne and Andrew Wilson in the public gallery.

11.10 SUBJECT Local Representation Advisory Committee meetings during 2017

REFERENCE F2016/02424 - D05139453

REPORT OF Manager Local Representative Committee & Projects

763 RESOLVED (Chadwick)

- (a) **That** Council note the Local Representation Advisory Committee was formally wound up following the last Committee meeting on 3 July 2017.
- (b) **That** the minutes of the Local Representation Advisory Committee meetings of 6 February 2017, 6 March 2017, 3 April 2017, 1 May 2017, 5 June 2017 and 3 July 2017 be received and noted.

NOTE:

The Administrator noted the presence of Committee Member, Christine Rigby in the public gallery.

11.11 SUBJECT Audit and Risk Committee Membership

REFERENCE F2017/02214 - D05172627

REPORT OF Manager Governance and Risk

764 RESOLVED (Chadwick)

- (a) **That** Council thank outgoing members Brendyn Williams and Bill Rock for their commitment to the City of Parramatta Audit and Risk Committee over the last 6 years.
- (b) **That** Council approve Donna Rygate and Mark McCoy to continue as independent external members on the Audit and Risk Committee for a second term of three years, commencing 29 August 2017.

- (c) **Further, that** Council approve Dr Col Gellatly AO as the new independent external member to the Audit and Risk Committee and that he be appointed as Chair for a period of three years, commencing 29 August 2017.

11.12 SUBJECT Implementation of Recommendations - Separation of Council's Development and Regulatory Delegations
REFERENCE F2017/02418 - D05185205
REPORT OF Business Support Manager. Also Chief Executive Officer Supplementary Report. Also Briefing note from Acting Chief Executive Officer.

765 RESOLVED (Chadwick)

- (a) **That** Council notes the contents of the Dawson James report attached to this report;
- (b) **That** Council endorse the Dawson James and Procure Group recommendations updated attachment to this report and the action plan summary in the attached briefing note.
- (c) **That** Council note that an updated MPAC charter that will include the recommendations of the Dawson James report will be provided to Council at the next ordinary Council Meeting.
- (d) **That** Council note the updated Property Development & Investment Policy charter that will include the recommendations of the Dawson James report will be provided to Council at the next ordinary Council Meeting
- (e) **That** Council request the CEO continue to progress the remaining items from the Procure Group report for implementation, as noted in this report following the election of the new Council in September 2017;
- (f) **That,** Council place a suitable summary on Council's website of the process and protocols which have been established by Council in relation to the management of the potential conflict of interest which arises from Council's various roles as land use planner, regulator and landowner in relation to various development activities with the LGA;
- (g) **That** Council note that any further matters that require consideration and implementation from the Dawson James Report will be included in the update report resolved at the Council meeting of 27 July 2017 per below:

g. Further, that the new Council be promptly provided with report on the status of this matter and its financial, legal and risk implications, including the outcomes of the current legal review and an update on Council's implementation of measures to

strengthen governance of its property development activities.

- (h) **Further, that** a copy of the report and future updates are provided to Council's Major Projects Advisory and Audit & Risk Committees.

11.13 SUBJECT Extraordinary Council Meeting for Election of Lord Mayor

REFERENCE F2004/07851 - D05186324

REPORT OF Service Manager Governance Infrastructure

766 RESOLVED (Chadwick)

- (a) **That** the Extraordinary Council Meeting for the election of the Lord Mayor be held at Riverside Theatres on 18 September 2017.
- (b) **Further, that** in the event that the declaration of polls has not occurred by 18 September 2017, that the Extraordinary Meeting for the election of the Lord Mayor be held in the Riverside Theatres on 25 September 2017.

CLOSED SESSION

767 Members of the press and public be excluded from the meeting of the Closed Session and access to the correspondence and reports relating to the items considered during the course of the Closed Session be withheld. This action is taken in accordance with Section 10A(2) of the Local Government Act, 1993 as the items listed come within the following provisions:-

- 1 Referral of Inspection Report by Fire and Rescue NSW (FRNSW). (D05171529) - *This report is confidential in accordance with section 10A (2) (e) of the Local Government Act 1993 as the report contains information that would, if disclosed, prejudice the maintenance of law.*
- 2 Confidential Report - 1 Parramatta Square Public Domain. (D05185674) - *This report is confidential in accordance with section 10A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature that would, if disclosed (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the Council; or (iii) reveal a trade secret.*

12.1 SUBJECT Referral of Inspection Report by Fire and Rescue NSW (FRNSW)
REFERENCE F2017/00235 - D05171529
REPORT OF Manager Regulatory Manager
768 RESOLVED (Chadwick)

- (a) **That**, Council notes the inspection reports from FRNSW, pursuant to Section 121ZD of the Environmental Planning and Assessment Act 1979 as listed in this report and that regrettably the last report on this matter was in 2014.
- (b) **That** Council note the FRNSW are advised in due course of the actions taken by Council Officers, in regards to the inspection reports listed in this report.
- (c) **Further, that** Council amend its internal processes to ensure Fire and Safety Reports are reported to Council at the next available meeting after being received from Fire and Rescue NSW and such reports include a broad level of detail on the nature of the fire safety issue and the actions taken by Council officers to address those issues.

12.2 SUBJECT Confidential Report - 1 Parramatta Square Public Domain
REFERENCE F2016/02821 - D05185674
REPORT OF Director Property and Strategic Assets; Solicitor
769 RESOLVED (Chadwick)

- (a) **That** Council notes that disputes in respect of the 1 Parramatta Square development have been resolved between Council and The Trust Company (Australia) Limited as custodian for Charter Hall Wholesales Management Limited as trustee for the CH UWS Trust (ACN 000 000 993).
- (b) **Further, that** Council prepare a report for the future Council summarising the budget and other implications of this arbitration for Parramatta Square Public Domain and Council's activities.

The meeting terminated at 9.43 pm.

THIS PAGE AND THE PRECEDING 37 PAGES ARE THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON MONDAY, 14 AUGUST 2017 AND CONFIRMED ON MONDAY, 4 SEPTEMBER 2017.

Administrator