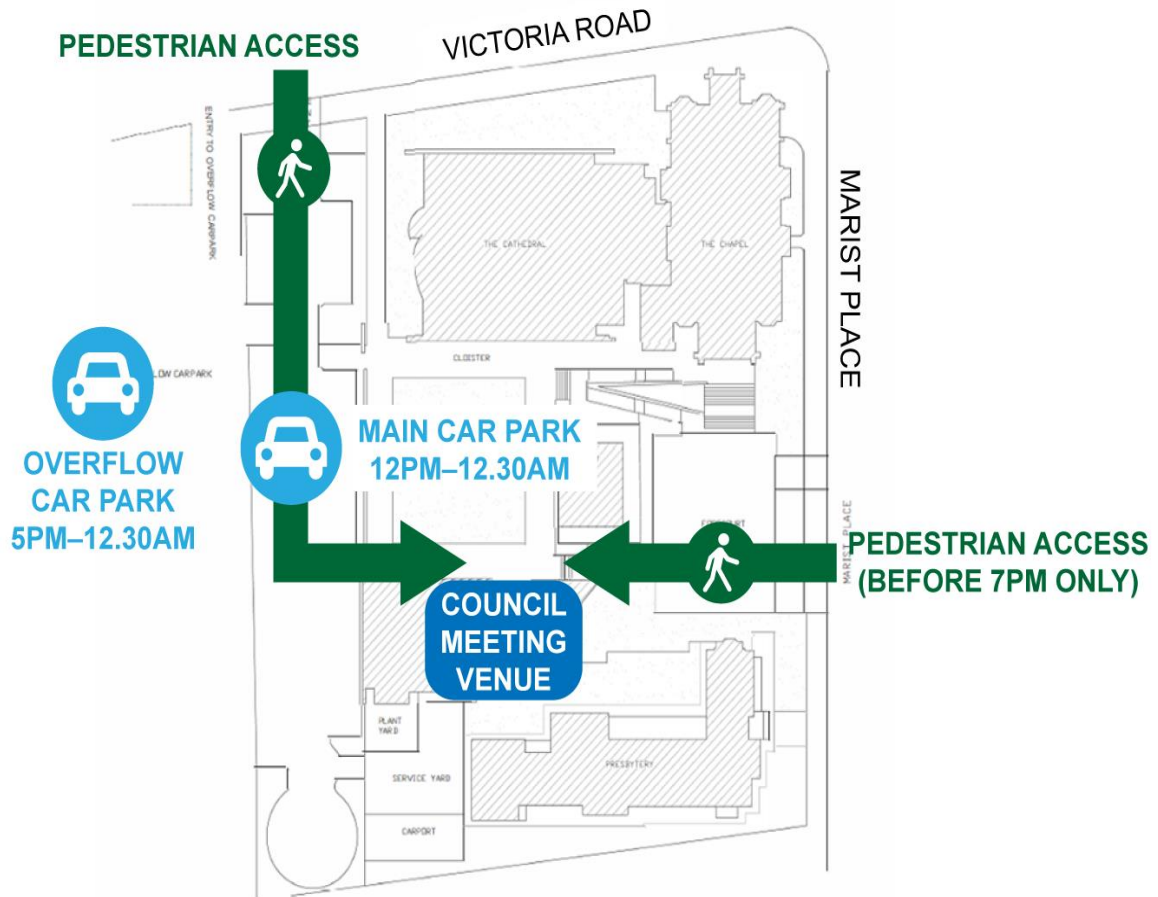


NOTICE OF COUNCIL MEETING

PUBLIC AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patrick's Cathedral, 1 Marist Place, Parramatta on Monday, 12 April 2021 at 6.30pm.

Brett Newman
CHIEF EXECUTIVE OFFICER



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COUNCIL CHAMBERS

Governance
Manager

**Lord Mayor
Clr Bob Dwyer**

Chief
Executive
Officer

Minute Clerk

Clr Phil Bradley

Clr Sameer
Pandey

Clr Dr
Patricia Prociv

Clr Pierre Esber

Clr Donna
Davis

Clr Michelle
Garrard,
Deputy Lord
Mayor

Clr Lorraine
Wearne

Clr Andrew
Wilson

Clr Andrew
Jefferies

Clr Bill Tyrrell

Clr Benjamin
Barrak

Clr Martin
Zaiter

Clr Steven Issa

Sound

IT

Executive
Director City
Engagement &
Experience

Executive
Director
Community
Services

Executive
Director City
Planning &
Design

Group Manager
City Strategy

Executive
Director City
Assets &
Operations

Executive
Director
Corporate
Services

Executive
Director
Property and
Place

Press

Press

Public Gallery

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*This report is confidential in accordance with section 10A (2) (d) of
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information of a confidential nature that would, if disclosed (i)
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(iii) reveal a trade secret.*
- 20.3 FOR APPROVAL: Tender 7/2021 Brodie Street, Rydalmere -
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*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)
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***After the conclusion of the Council Meeting, and if time permits, Councillors
will be provided an opportunity to ask questions of staff***

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MINUTES OF THE MEETING OF CITY OF PARRAMATTA COUNCIL HELD IN THE CLOISTER FUNCTION ROOMS, ST PATRICK'S CATHEDRAL 1 MARIST PLACE, PARRAMATTA ON MONDAY, 22 MARCH 2021 AT 6.30PM

These are draft minutes and are subject to confirmation by Council at its next meeting. The confirmed minutes will replace this draft version on the website once confirmed.

PRESENT

The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak (6:48pm), Phil Bradley (6:33pm), Donna Davis, Pierre Esber, Michelle Garrard (Deputy Lord Mayor), Steven Issa (6:32pm), Andrew Jefferies (6:34pm), Sameer Pandey, Dr Patricia Prociv, Bill Tyrrell, Andrew Wilson, Lorraine Wearne and Martin Zaiter.

1. OPENING MEETING

The Lord Mayor, Councillor Bob Dwyer, opened the meeting at 6.30pm.

2. ACKNOWLEDGEMENT OF THE TRADITIONAL LAND OWNERS

The Lord Mayor, acknowledged the Burramattagal people of The Darug Nation as the traditional custodians of this land, and paid respect to their ancient culture and their elders past and present.

3. WEBCASTING ANNOUNCEMENT

The Lord Mayor, advised that this public meeting is being recorded and streamed live on the internet. The recording will also be archived and made available on Council's website.

The Lord Mayor 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.

4. OTHER RECORDING OF MEETING ANNOUNCEMENT

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

5. CONFIRMATION OF MINUTES

SUBJECT: Minutes of the Council Meeting held on 8 March 2021

3117 RESOLVED (Tyrrell/Garrard)

That the minutes be taken as read and be accepted as a true record of the Meeting.

6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

There were no apologies / requests for leave of absence made at this meeting.

7. DECLARATIONS OF INTEREST

Councillor Pandey declared a non-pecuniary but significant interest in Item 17.3 – Post Gateway – Proposed Amendment to the Wentworth Point Precinct DCP 2014 and Draft Planning Agreement for 14-16 Hill Road, Wentworth Point (Sekisui Planning Proposal) (Deferred Item), being that he was a member of the Planning Panel for another application that was brought to the Panel in June 2018, for 14-16 Hill Road, Wentworth Point. He retired from the Chamber and took no part in the debate or vote thereon.

Councillor Tyrrell declared a non-pecuniary and less than significant interest in Item 17.6 – Post Exhibition – Planning Proposal, Development Control Plan and Planning Agreement – 197 and 207 Church St and 89 Marsden St, Parramatta, being that 13 years ago he was an employee of a supplier that provided financial services to the applicant and / or associates. He remained in the Chamber during debate and voting on the matter.

Note: Councillor Issa arrived at 6:32pm during consideration of Declaration of Interests.

8. MINUTES OF THE LORD MAYOR

8.1 SUBJECT Condolence Motion: James Law

REFERENCE F2019/03630 - D07960724

REPORT OF Lord Mayor, Councillor Bob Dwyer

3118 RESOLVED (Dwyer)

- (a) **That** Council acknowledge the passing of City of Parramatta officer James Law, offering our condolences to his family, friends and colleagues.
- (b) **That** Council write a letter of condolence to the family of Mr Law, acknowledging his service to the City of Parramatta Council.
- (c) **Further, that** the Chamber hold a minute's silence as a gesture of respect on Mr Law's passing.

Note: The Chamber observed a minutes silence.

Note:

- 1. **Councillor Bradley arrived at 6:33pm during consideration of Item 8.1.**
- 2. **Councillor Jefferies arrived at 6:34pm during consideration of Item 8.1.**

8.2 SUBJECT March 2021 NSW Floods

REFERENCE F2019/03630 - D07960734

REPORT OF Lord Mayor, Councillor Bob Dwyer

MOTION (Dwyer/Zaiter)

- (a) **That** Council note the current significant wet weather occurring across eastern NSW, resulting in impacts from flood and storm conditions in the City of Parramatta.
- (b) **That** Council note the impacts to residents and businesses in our community, with many facing potential damage to property due to rainfall and localised flooding.
- (c) **That** Council note all Childcare Centres, Libraries, Riverside Theatres, Recreation and Aquatic facilities are open as planned, with the exception of Epping Library, and remote services including Meals on Wheels and Active Parramatta are also operational.
- (d) **That** Council thanks the NSW SES, NSW Police, emergency services personnel and other agencies who have responded to calls for help across the City.
- (e) **That** Council thanks the Council staff who have worked throughout the weekend, day and night, to inspect sites, assist emergency services, provide resources and commence the clean-up.
- (f) **Further, that** Council note that Council officers are continuing to work with the NSW SES, NSW Police and other agencies to continue to address the impacts of the wet weather event.

3119 RESOLVED (Zaiter/Tyrrell)

That the motion be put.

The motion moved by Lord Mayor, Councillor Dwyer and seconded by Councillor Zaiter on being put was declared CARRIED.

3120 RESOLVED (Dwyer/Zaiter)

- (a) **That** Council note the current significant wet weather occurring across eastern NSW, resulting in impacts from flood and storm conditions in the City of Parramatta.
- (b) **That** Council note the impacts to residents and businesses in our community, with many facing potential damage to property due to rainfall and localised flooding.
- (c) **That** Council note all Childcare Centres, Libraries, Riverside Theatres, Recreation and Aquatic facilities are open as planned, with the exception of Epping Library, and remote services including Meals on Wheels and Active Parramatta are also operational.

- (d) **That** Council thanks the NSW SES, NSW Police, emergency services personnel and other agencies who have responded to calls for help across the City.
- (e) **That** Council thanks the Council staff who have worked throughout the weekend, day and night, to inspect sites, assist emergency services, provide resources and commence the clean-up.
- (f) **Further, that** Council note that Council officers are continuing to work with the NSW SES, NSW Police and other agencies to continue to address the impacts of the wet weather event.

Note: Councillor Barrak arrived at 6:48pm during consideration of Item 8.2.

8.3 SUBJECT 100 Years of Rotary in Australia
 REFERENCE F2019/03630 - D07960835
 REPORT OF Lord Mayor, Councillor Bob Dwyer

3121 RESOLVED (Dwyer/Davis)

- (a) **That** Council note that Rotary in Australia and New Zealand celebrates its first 100 years of service in 2021.
- (b) **That** Council acknowledge the work Rotary have done and continue to do in the City of Parramatta.
- (c) **Further, that** Council write to our local Rotary Clubs to acknowledge this significant milestone, and thank them for their commitment and contributions to the community.

8.4 SUBJECT Bicentenary of Greek Independence Day - 25 March 2021
 REFERENCE F2019/03630 - D07961711
 REPORT OF Lord Mayor, Councillor Bob Dwyer

3122 RESOLVED (Dwyer/Tyrrell)

- (a) **That** Council note that Thursday, 25 March 2021, is the Greek National Day of Independence.
- (b) **That** Council note that in 2021, Greeks across the world will be celebrating 200 years of Modern Greece.
- (c) **That** Council acknowledge the contributions made to the City of Parramatta by Greek Australians to our vibrant multicultural community.

- (d) **Further, that** Council fly the Greek flag supplied by St Ioannis Greek Orthodox Church at the Parramatta CBD River Foreshore flagpole on their National Day of Independence, Thursday 25 March.

Note: Councillor Davis left the Chamber at 7:02pm and returned at 7:02pm during consideration of Item 8.4.

8.5 SUBJECT Attracting Retail to Parramatta
REFERENCE F2019/03630 - D07961011
REPORT OF Lord Mayor, Councillor Bob Dwyer

3123 RESOLVED (Dwyer/Issa)

That a Lord Mayor Retail Roundtable be held before the end of June 2021, to engage with the retail industry and the arts and culture sector stakeholders for the purpose of promoting Parramatta as a destination of choice for retailers.

9. PUBLIC FORUM

9.1 SUBJECT PUBLIC FORUM: Petition Received 22 February 2021 - Yummi Pet Food Products, 115-121 Ballandella Road, Pendle Hill

REFERENCE F2021/00521 - D07956424

FROM Matthew Chalmers

I wish to speak before you this evening in relation to an illegal pet food manufacturing operation, Yummi Pet Food Products, at 115-121 Ballandella Road, Pendle Hill. I am here tonight on behalf of many residents of Burrabogee Road, and surrounding streets who have had their quality of life severely impacted by the foul and offensive smell that has been coming from this factory. I refer to a petition that was tabled during your meeting held on 22 February 2021.

The residents of our street have been complaining to City of Parramatta Council about the smell and noise from this operation for many months. We have pleaded for somebody from the council to come and investigate the smell. The smell is present at all hours of the day and night and on weekend. It is a smell like dead rotting meat at a garbage dump. The smell has affected all aspects of our daily life. We can't enjoy our back yards; my children do not want to play outside. visitors to our home comment on the smell. We can't open the windows, otherwise the smell fills the whole house. It has affected our health and mental wellbeing. I also believe that it is now affecting the values of our homes.

We understand that council confirmed that Yummi Pet Food Products is operating a manufacturing, and packing operation at this location without DA approval, in November 2020, and that an intent to issue a

development control order was issued to Yummi Pet Food Products. We also understand that that a control order was issued in February 2021. The control order required that the operation cease, and the illegal manufacturing equipment removed by 12 March 2021. During this time, Yummi Pet Food Products made no attempt to cease operations. In fact it has appeared that lately the traffic has increased, and the smell has worsened.

During this time the site has been opening normally at 5:30am each morning Monday to Saturday and is often open on Sunday. I believe there is at least 15-30 workers currently at Yummi Pet Food Products alone. They regularly load and unload trucks before 6am. We have large, refrigerated semi-trailers parking in our street overnight with the motors running and the drivers sleeping in the cabins waiting for the operation to open so they can unload.

It is also worth highlighting that even though the address is 115-121 Ballendella Road, the actual entrance to the site is on Burrabogee Road, which is residential on one side of the street.

We have repeated contacted council asking for some investigation to the smell to occur, but we have been meeting with an answer that nothing can be done until after the control order expired on 12 March. Meanwhile we must live with the smell and noise.

It is very concerning, that during this whole time, we were able to get one ranger to come to the site once. That required many phone calls. We were lucky to meet the ranger and they confirmed the smell was obviously coming from 115-121 Ballendella Road. Now the 12th of March has been and gone, the site is still operating, and the foul smell is still coming from the site. Refrigerate trucks are still delivering raw meat to the site for processing, and there is still too many workers at the site for this location to be simply operating as a warehouse.

It has also come to our attention that Yummi pet foods is now in discussions with Council DA team to lodge a DA. From understanding means they will be able to continue operating during the review phase.

We are all highly concerned that Yummi Pet food is blatantly ignoring all of councils control orders. We are concerned that they have receive little or no punishment for operating illegally, polluting the environment, and ignoring the councils control orders. We are now also very worried that council will approve any DA application they submit, and then the residents of our street will suffer for the rest of our lives with the foul smell and operation.

The smell not only effects our street, but many residents in the direction of the wind at the time.

We feel that council is favouring the commercial operations in the area and not listening to the concerns of the residents in the area.

We are also very upset by the lack of communication that council staff have given the residents. We have been provided the “case managers” details however the case manager rarely answers the telephone or emails. For the past three months the reply we have been receiving is “please wait until 12th March”. Now that 12th of March has passed the case officer has not answered any calls from any resident in the street and has not acknowledged or answered any emails we have sent.

I purchased my home at 59 Burrabogee Road, in 2011, the site at 115-121 Ballandella road is DA approved for Warehousing activities only. At that time there was no Yummi pet foods operating at the site. I did not and would not have ever purchased a house next to a pet food factory.

We implore Parramatta Council to not allow any approval for any Development application for this illegal operation to continue at Yummi Pet Food. We ask that Yummi pet food should also suffer some consequences for ignoring council DA process and control orders. Approval of any DA would simply be a reward to a commercial activity for breaking the law.

We also ask Parramatta Council to investigate the cause of the smell, and to check internally what it has been so difficult for this smell issue to be investigated.

Finally we request that hours of operation for the existing warehouses be enforced in line with State Environmental Planning Policy, and that the warehouses cannot operate before 7am on weekdays, 8am on Saturdays, and no work on Sundays or public holidays.

EXECUTIVE DIRECTOR CITY ASSETS & OPERATIONS

Regulatory Services have carried out an investigation in respect to operation of Yummy Pet Food Products. The investigation confirmed that the manufacturing of food products is an unapproved use. As required by the legislation, a Notice of Intention to give an Order was given on 7 January 2021 with the order having been issued on 3 February 2021. The Order had a due date of Friday 12 March 2021. An inspection carried out on Monday 15 March 2021 revealed that the unauthorised use had not ceased thus a Penalty Infringement Notice was issued on the same day as well as a new Notice of Intention to Give an Order with a one week compliance date. As soon as the Notice due date passes, the Order will be served with only one week period of compliance. If the use does not cease by the due date of the Order, Regulatory Services will initiate the process required for starting enforcement procedures in the Land and Environment Court.

Note:

- 1. Councillor Esber left the Chamber at 7:08pm and returned at 7:11pm during the public forum.**
- 2. Councillor Issa left the Chamber at 7:12pm and returned at 7:13pm during the public forum.**
- 3. Councillor Issa left the Chamber at 7:15pm and returned at 7:17pm during the public forum.**

9.2 SUBJECT PUBLIC FORUM: Item 17.6 - Post Exhibition - Planning Proposal, Development Control Plan and Planning Agreement - 197 and 207 Church St and 89 Marsden St, Parramatta

REFERENCE F2021/00521 - D07958049

FROM Adam Byrnes

- Think Planners represent Holdmark, and speak in support of the recommendation and seek your adoption of the Planning Proposal and DCP.
- We do however bring one matter before the Councillors for their attention and amendment.
- The subject sites proximity to Parramatta Square, Parramatta Light Rail and Parramatta Metro Station is well known to you. The vision for this site for an A Grade Commercial Building and a 5 Star Hotel is also known to you. Our client is motivated to undertake a Design Competition (the brief is with the Council staff) and to commence and complete these significant projects speedily.
- We object to the DCP acting as a quasi prohibition to the potential to provide below grade retail or commercial space. Please refer to paragraphs 13 -15 of the report.
- The Council staff have pre-determined that this significant site is incapable of providing below ground retailing and commercial because of "flood management issues".
- A DCP cannot predetermine this. It is appropriate that these detailed flood investigations occur at the Development Application stage. At that stage it may well be determined that flooding cannot be resolved, or the opposite.
- Why is this relevant? Our client is in discussions with a number of parties who are interested in pursuing activities such as Woolworths Metro or Coles Express below the commercial building; a wellness centre below the 5 start hotel; and a fine dining restaurant and cocktail bar in a unique partly below street level configuration. These activities contribute to a CBD and warrant careful investigation, thorough flood analysis, detailed development assessment. They should not be struck out on the basis of a DCP declaring that retail should be providing on ground floor only and restricting the sub ground areas to services and basement use only.
- The State Government has not sought to prohibit below ground activity, in fact it proposes a Metro Station below ground that will have thousands of people circulate through it. Flooding is no prohibition to that venture and will of course require detailed

analysis and assessment through the approval stages. Just as it should for the Holdmark site.

- The Council staff have suggested that the drafting of the DCP is not a prohibition but just a guideline. But you and we expect Council to administer their DCP documents well. And if the DCP suggests that below ground should only be for servicing and parking, then Council officers will rightly refer to those words and also the fact that the DCP was publicly exhibited and adopted by the Councillors.
- There is no detailed flood study completed for this site that would justify a DCP containing a quasi prohibition. That work is yet to be done. It will happen at the DA stage.
- We seek that Council adopt the recommendation and include the following additional resolution: *That the DCP be amended to remove references to retailing and commercial uses being only above ground and remove any inference that the only below ground use is for carparking or servicing. These are matters for development assessment.*

ACTING EXECUTIVE DIRECTOR CITY PLANNING & DESIGN RESPONSE

This matter is addressed in paragraphs 11 to 16 in the Officer Report. Council Officers do not support habitable floor space below ground due to flood management concerns. The DCP seeks to put in place a policy framework that seeks to make assessment of future applications as efficient as possible. Council Officers are of the opinion that habitable floor space below ground is a significant risk and would only be permitted in exceptional circumstances where it can be demonstrated that risk can be managed. The control is able to be varied if it can be justified at Development Application stage that appropriate site-specific measures can be put in place to manage the risk. The DCP wording should be retained as amending it as suggested in the applicants submission would send the wrong message to the development market and may result in more applicants seeking floor space below ground in conditions that are unlikely to be supported. A potential impact of this could be increased processing times for Development Applications in the CBD if proposals for habitable floor space below the flood planning level are then lodged which have a low likelihood of being supported.

10. PETITIONS

10.1	SUBJECT	Development of 1-7 Simpson Street, Dundas Valley NSW 2117
	REFERENCE	DA/160/2021
	FROM	Pierre Esber

A petition signed by the residents of Simpson Street and surrounding streets, Dundas NSW 2117 reads:

“Help us preserve the character and charm of our street - Proposal: Demolition, tree removal and construction of a 6 storey mixed use building comprising 44 residential apartments and a ground floor child care centre accommodating 90 children over 2 levels of basement parking.”

3124 RESOLVED (Esber/Pandey)

- (a) **That** the petition be received and a copy of the petition be circulated to all Councillors.
- (b) **Further, that** the petitioners be informed of the progress of the development application.

10.2 SUBJECT Yummi Pet Food Products, Pendle Hill, NSW 2145

REFERENCE F2021/00521

FROM Sameer Pandey

A petition signed by residents of Pendle Hill and Toongabbie, NSW 2145 reads:

“We the residents of Pendle Hill and Toongabbie, NSW 2145 petition Parramatta City Council to act on the offensive odour and noise that is coming from Yummi Pet Foods and the industrial units that operate from the same site. We are aware that this factory has been operating illegally and manufacturing pet foods without an approved DA on a location that is only approved for warehousing activities. For a number of years there has been becoming progressively worse and for at least the last 6 months there has been a persistent foul and offensive odour coming from this factory. This odour has significantly impacted the quality of life and mental wellbeing of the residents of the street. There has also been a significant increase in the number of trucks operating out of this factory. This includes trucks parking in the street day and night, trucks entering and leaving, trucks being loaded and unloaded, industrial garbage trucks and fork trucks operating at the factory at all hours of the day and night including weekends and Sundays. There is also a significant increase number of factory workers and staff now working at the site, who arrive and congregate in Burrabogee Road and enter the premises before 5am and 6am each day and on weekends. The entrance to the entire estate at this address is located on Burrabogee Road. It has come to our attention that the owners of this site may submit a Development application to allow their operation to continue and this is of great concern, as our well-being is already severely affected. We request that all the residents of Burrabogee Road are included in any consultation and approval process relating to any proposed DA for this location.

We petition Parramatta City Council to investigate and enforce action against this illegal pet food factory that is operating without approval. We petition Parramatta City Council to enforce operating hours and days on this warehouse site. We petition Parramatta Council to reject any DA application to allow this illegal Pet Food Factory to continue operating and manufacturing at this location.”

3125 RESOLVED (Pandey/Esber)

- (a) **That** the petition be received and a copy of the petition be circulated to all Councillors.
- (b) **Further, that** all Councillors be advised of the outcome of the investigation.

MATTER OF URGENCY

3126 RESOLVED (Esber/Garrard)

That a procedural motion be granted to allow consideration of a matter of urgency in relation to Harmony Day.

The Lord Mayor ruled the matter urgent.

3127 RESOLVED (Esber/Garrard)

That Council formally recognise Harmony Day celebrated on 21 March each year by tabling a Lord Mayoral Minute and including the date on the Council's corporate calendar.

Note: Councillor Wilson left the Chamber at 7:27pm during consideration of the matter of urgency.

MATTER OF URGENCY

3128 RESOLVED (Issa/Zaiter)

That a procedural motion be granted to allow consideration of a matter of urgency in relation to seeking Council's support for the running of a Holy Week Procession by Our Lady of Lebanon Cathedral.

The Lord Mayor ruled the matter urgent.

3129 RESOLVED (Issa/Zaiter)

That Council write a letter of support to the Our Lady of Lebanon Cathedral in support of the Holy Week Procession.

Note: Councillor Wilson returned to the Chamber at 7:29pm during consideration of the matter of urgency.

11. RESCISSION MOTIONS

Nil

12. FAIR

12.1 SUBJECT FOR NOTATION: Investment Report for February 2021

REFERENCE F2009/00971 - D07936139

REPORT OF Tax and Treasury Accountant

3130 RESOLVED (Tyrrell/Garrard)

That Council receive the Investment Report for February 2021.

13. ACCESSIBLE

13.1 SUBJECT FOR APPROVAL: Response to NOM - Safety of Pedestrians and Food Delivery Bike Riders

REFERENCE F2021/00077 - D07838433

REPORT OF Road Safety Officer

3131 RESOLVED (Pandey/Davis)

That Council defer consideration of this matter for a period of four (4) weeks to investigate what tangible actions Council can take to improve the safety within our Local Government Area.

14. GREEN

14.1 SUBJECT FOR APPROVAL: Belmore Park Masterplan

REFERENCE F2021/00521 - D07920401

REPORT OF Manager Open Space and Natural Resources

MOTION (Zaiter/Tyrrell)

- (a) **That** Council adopts the Belmore Park Masterplan Report as amended in response to submissions received during the recent public exhibition.
- (b) **That** copies of the adopted Belmore Park Masterplan Report be made available to the public at the City of Parramatta Library and on Council's website.
- (c) **That** all those who provided submissions during the public exhibition period be advised of Council's decision and thanked for their contribution to the development of the Masterplan.

- (d) **That** detail design for the implementation of the adopted Belmore Park Masterplan Report commence in preparation for the application of funding opportunities.
- (e) **Further, that** in addition to this detailed design, further community consultation take place regarding the potential community garden identified within the Belmore Park Masterplan and that this consultation should include consideration of Sherwin Park and all other possible locations within the vicinity of Belmore Park, and the 'Friends of Belmore Park Community Garden' be invited to participate in this process.

AMENDMENT (Bradley/Barrak)

That Council defer consideration of this matter for a period of four (4) weeks.

3132 RESOLVED (Issa/Zaiter)

That the motion be put.

The amendment moved by Councillor Bradley and seconded by Councillor Barrak being put was LOST.

The motion moved by Councillor Zaiter and seconded by Councillor Tyrrell on being put was CARRIED.

3133 RESOLVED (Zaiter/Tyrrell)

- (a) **That** Council adopts the Belmore Park Masterplan Report as amended in response to submissions received during the recent public exhibition.
- (b) **That** copies of the adopted Belmore Park Masterplan Report be made available to the public at the City of Parramatta Library and on Council's website.
- (c) **That** all those who provided submissions during the public exhibition period be advised of Council's decision and thanked for their contribution to the development of the Masterplan.
- (d) **That** detail design for the implementation of the adopted Belmore Park Masterplan Report commence in preparation for the application of funding opportunities.
- (e) **Further, that** in addition to this detailed design, further community consultation take place regarding the potential community garden identified within the Belmore Park Masterplan and that this consultation should include consideration of Sherwin Park and all other possible locations within the vicinity of Belmore Park, and the 'Friends of Belmore Park Community Garden' be invited to participate in this process.

Note: Councillor Bradley and Councillor Barrak requested that their names be recorded as having voted against the decision taken in this matter.

Note:

- 1. Councillor Garrard left the Chamber at 7:36pm and returned at 7:38pm during consideration of Item 14.1.**
- 2. Councillor Issa left the Chamber at 7:39pm and returned at 7:45pm during consideration of Item 14.1.**
- 3. Councillor Esber left the Chamber at 7:42 and returned at 7:49pm during consideration of Item 14.1.**
- 4. Councillor Wilson left the Chamber at 7:49pm and returned at 7:51pm during consideration of Item 14.1.**

15. WELCOMING

Nil

16. THRIVING

Nil

17. INNOVATIVE

17.1 SUBJECT FOR APPROVAL: Submission to DPIE on draft Westmead Place Strategy

REFERENCE F2021/00521 - D07842149

REPORT OF Project Officer Land Use; Team Leader Land Use Planning

MOTION (Issa/Davis)

- (a) **That** Council approve the submission on the draft Westmead Place Strategy to the Department of Planning, Industry, and Environment (DPIE) at Attachment 2.
- (b) **That** Council note that a key element of Councils response to the draft Strategy is the need for the Department to complete the traffic and transport work proposed in the draft Strategy prior to any Strategy being endorsed by the Minister.
- (c) **That** Council endorse staff preparing a report on the risks and benefits of Council suspending consideration of Planning Proposals and assessment of Development Applications, unless the proposals or applications relate solely to increasing and/or supporting community health services, until the Minister for Planning and Public Spaces has approved the Strategy based on a comprehensive traffic and transport study, and Council has completed the analysis and consultation required to determine land use and density controls that are consistent with the Strategy.

- (d) **Further, that** the Lord Mayor and Ward Councillors meet the Minister and relevant officers with a view to putting forward Council's position as to costs and opportunities in Westmead.

An amendment was moved by Councillor Bradley, which was accepted by Councillor Issa and Councillor Davis, the mover and seconder of the original motion.

Councillor Bradley stated that he wished to move a formal amendment.

AMENDMENT (Bradley/)

- (a) **That** Council approve the submission on the draft Westmead Place Strategy to the Department of Planning, Industry, and Environment (DPIE) at Attachment 2, subject to it being amended to:
- Include a request that the Heritage Precinct containing the Former Female Factory and associated nationally listed items be formally recognised as part of the Parramatta Park to be managed by the Parramatta Park Trust in conjunction with the World Heritage Listed Old Government House;
 - Include a recommendation that tourism opportunities, including heritage based tourism and medical tourism be investigated as part of the proposed Place Brand Strategy or in a separate Tourism Strategy for Westmead.
- (b) **That** Council note that a key element of Council's response to the draft Strategy is the need for the Department to complete the traffic and transport work proposed in the draft Strategy prior to any Strategy being endorsed by the Minister.
- (c) **That** Council endorse staff preparing a report on the risks and benefits of Council suspending consideration of Planning Proposals and assessment of Development Applications, unless the proposals or applications relate solely to increasing and/or supporting community health services, until the Minister for Planning and Public Spaces has approved the Strategy based on a comprehensive traffic and transport study, and Council has completed the analysis and consultation required to determine land use and density controls that are consistent with the Strategy.
- (d) **Further, that** the Lord Mayor and Ward Councillors meet the Minister and relevant officers with a view to putting forward Council's position as to costs and opportunities in Westmead.

The amendment moved by Councillor Bradley lapsed without a seconder.

The mover and seconder of the original motion accepted the amendments into the original motion.

The motion moved by Councillor Issa and seconded by Councillor Davis was put to the vote.

Councillor Bradley raised a point of order in relation to the meeting proceedings. The Lord Mayor ruled against the point of order.

MOTION (Bradley/)

That Council dissent from the ruling of the Chairperson.

The motion of dissent moved by Councillor Bradley lapsed without a seconder.

The motion moved by Councillor Issa and seconded by Councillor Davis on being put was declared CARRIED.

3134 RESOLVED (Issa/Davis)

- (a) **That** Council approve the submission on the draft Westmead Place Strategy to the Department of Planning, Industry, and Environment (DPIE) at Attachment 2 subject to it being amended to :
- Include a request that the Heritage Precinct containing the Former Female Factory and associated nationally listed items be formally recognised as part of the Parramatta Park to be managed by the Parramatta Park Trust in conjunction with the World Heritage Listed Old Government House
 - Include a recommendation that tourism opportunities, including heritage based tourism and medical tourism be investigated as part of the proposed Place Brand Strategy or in a separate Tourism Strategy for Westmead.
- (b) **That** Council note that a key element of Councils response to the draft Strategy is the need for the Department to complete the traffic and transport work proposed in the draft Strategy prior to any Strategy being endorsed by the Minister.
- (c) **That** Council endorse staff preparing a report on the risks and benefits of Council suspending consideration of Planning Proposals and assessment of Development Applications, unless the proposals or applications relate solely to increasing and/or supporting community health services, until the Minister for Planning and Public Spaces has approved the Strategy based on a comprehensive traffic and transport study, and Council has completed the analysis and consultation required to determine land use and density controls that are consistent with the Strategy.
- (d) **Further, that** the Lord Mayor and Ward Councillors meet the Minister and relevant officers with a view to putting forward Council's position as to costs and opportunities in Westmead.

Note: Councillor Tyrrell left the Chamber at 7:52pm and returned at 7:53pm during consideration of Item 17.1

PROCEDURAL MOTION

3135 RESOLVED (Dwyer/Garrard)

That the meeting be adjourned for ten (10) minutes.

Note: The meeting was adjourned at 8:06pm for a short recess.

3136 RESOLVED (Dwyer/Wilson)

That the meeting resume.

The meeting resumed at 8:16pm with the following Councillors in attendance: The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak, Phil Bradley, Donna Davis, Pierre Esber, Steven Issa, Andrew Jefferies, Sameer Pandey, Dr Patricia Prociv, Bill Tyrrell, Andrew Wilson, Lorraine Wearne and Martin Zaiter.

17.2 SUBJECT FOR APPROVAL: Pre Gateway - Planning Proposal for 64 Victoria Road, North Parramatta

REFERENCE RZ/2/2020 - D07902200

REPORT OF Project Officer Land Use

3137 RESOLVED (Esber/Davis)

(a) **That** Council endorse for the purposes of seeking a Gateway Determination from the Department of Planning, Industry and Environment (DPIE), the Planning Proposal (at Attachment 1) for land at 64 Victoria Road, North Parramatta which seeks to amend Schedule 1 of the Parramatta Local Environmental Plan 2011 (PLEP 2011) to allow *'take away food and drink premises'* as an additional permitted use (limited to a maximum gross floor area of 100m²).

(b) **That** the Planning Proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) for Gateway Determination.

(c) **That** Council advises the DPIE that the CEO will be seeking to exercise its plan-making delegations for this Planning Proposal, as authorised by Council on 26 November 2012.

(d) **Further, that** Council delegates authority to the CEO to correct any minor anomalies of a non-policy and administrative nature that arise during the plan-making process.

DIVISION A division was called, the result being:-

AYES: Councillors Barrak, Bradley, Davis, Dwyer, Esber, Issa, Jefferies, Pandey, Prociv, Tyrrell, Wearne, Wilson and Zaiter

NOES: Nil

Note: Councillor Pandey declared a non-pecuniary but significant interest in Item 17.3 and left the Chamber at 8:19pm prior to the consideration of the matter.

17.3 SUBJECT FOR APPROVAL: Post Gateway - Proposed Amendment to the Wentworth Point Precinct DCP 2014 and Draft Planning Agreement for 14-16 Hill Road, Wentworth Point (Sekisui Planning Proposal) (Deferred Item)

REFERENCE F2021/00521 - D07940398

APPLICANT/S SEKISUI HOUSE AUSTRALIA PTY LTD

OWNERS SH HOMEBUSH PENINSULA PTY LTD

REPORT OF Land Use Planning Manager

3138 RESOLVED (Prociv/Esber)

- (a) **That** Council note the issues addressed in the 22 February 2021 Council Report in Attachment 1 and those raised at the 3 March 2021 Councillor Workshop.
- (b) **That** Council endorse the draft amendments to the Wentworth Point Development Control Plan (DCP) 2014 at Attachment 2 that have been prepared in response to Council's resolution on 26 August 2019 for the purposes of public exhibition.
- (c) **That** Council endorse the drafting of a Planning Agreement to reflect the following items included in the letter of offer at Attachment 3:
 - i) Dedication and embellishment of foreshore reserve;
 - ii) Dedication of future public transit corridor;
 - iii) Burroway Road/Hill Road intersection upgrade works;
 - iv) Community Infrastructure Maintenance agreement (5 years).
- (d) **That** Council delegate authority to the Chief Executive Officer to negotiate and determine the specific terms around the delivery of the proposed Planning Agreement items in accordance with Council's Planning Agreements Policy (2018) including, but not limited to, staging, delivery, registration, defect rectification, security and the maintenance schedule prior to the Planning Agreement being placed on public exhibition. In addition, the Applicant be requested to include facilities for a broad age range of children within the proposed foreshore park.
- (e) **That** the draft DCP and draft Planning Agreement be publicly exhibited concurrently with the Planning Proposal (including the currently approved concept plan for the site as supporting information and specific consultation with the community on the concept plan and facilities to be provided in the foreshore park) for

a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.

- (f) **That** Council write to the Department of Planning, Industry and Environment seeking to remain the Planning Proposal Authority for the application, in accordance with Resolution 2346 of the 26 August 2019 Council Meeting which endorsed the Planning Proposal for Gateway.
- (g) **Further, that** Council delegate authority to the Chief Executive Officer to correct any anomalies of an administrative nature relating to the draft DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.

DIVISION A division was called, the result being:-

AYES: Councillors Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Prociv, Tyrrell, Wearne, Wilson and Zaiter

NOES: Councillors Barrak and Bradley

Note:

1. **Councillor Garrard returned to the Chamber at 8:19pm during consideration of Item 17.3.**
2. **Councillor Pandey returned to the Chamber at 8:33pm after the consideration of Item 17.3.**

17.4 SUBJECT FOR APPROVAL: Post Gateway - Draft Development Control Plan and Letter of Offer (Planning Agreement) - 135 George St and 118 Harris St, Parramatta (Albion Hotel site)

REFERENCE RZ/3/2017 - D07788396

REPORT OF Project Officer-Land Use Planning

3139 RESOLVED (Tyrrell/Garrard)

- (a) **That** Council endorse the site-specific draft Development Control Plan (DCP) at Attachment 1 for public exhibition.
- (b) **That** a draft Planning Agreement document be prepared to reflect the terms outlined at Attachment 2 and that the Chief Executive Officer be delegated authority to negotiate and finalise the legal drafting of the Planning Agreement on behalf of Council for the purposes of public exhibition.
- (c) **That** the draft DCP and draft Planning Agreement be publicly exhibited concurrently with the Planning Proposal for 135 George Street and 118 Harris Street previously endorsed by Council on 23 March 2020.

- (d) **That** the applicant update the reference design for the purpose of public exhibition so as to reflect the controls in the endorsed Planning Proposal and the draft DCP.
- (e) **That** Council requests the Department of Planning, Industry and Environment amend the Gateway determination for the related Planning Proposal to remove the requirement to include a satisfactory arrangements clause.
- (f) **Further that** Council authorises the Chief Executive Officer to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft DCP and draft Planning Agreement documentation that may arise during the drafting and exhibition processes.

DIVISION A division was called, the result being:-

AYES: Councillors Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Tyrrell, Wearne and Zaiter

NOES: Councillors Barrak, Bradley, Davis, Prociv and Wilson

17.5 SUBJECT FOR APPROVAL: Post Gateway - Amended Melrose Park North Planning Proposal and Draft Site-Specific Development Control Plan and Planning Agreement

REFERENCE F2021/00521 - D07906858

REPORT OF Senior Project Officer Land Use Planning

MOTION (Esber/Tyrrell)

(a) **That** Council endorse the following amendments to the Melrose Park North Planning Proposal:

- 1) Amend the site area to include 27 Hughes Avenue, Ermington
- 2) Rezone 27 Hughes Avenue from R2 Low Density Residential to R4 High Density Residential
- 3) Amend the applicable floor space ratio on 27 Hughes Avenue from 0.5:1 to 1.85:1
- 4) Amend the maximum building height from 9m to 0m on 27 Hughes Avenue
- 5) Include 'Residential Flat Buildings' as an additional permitted use within the B2 Local Centre zone
- 6) Amend the existing Design Excellence provision to apply to Lots E, EA and G as identified by a blue outline in Figure 4 without the provision of floor space and height bonuses

- 7) Appoint a Design Excellence Panel to provide design advice for all development applications within the northern precinct. Floor space and height bonuses are not to be awarded on any development lot
 - 8) Add an additional 1,523m² of residential floor space be permitted within the land area under Payce ownership and that the residential floor space across the entire planning proposal site area not exceed 508,768m².
- (b) **That** Council endorse the draft Melrose Park North Site-Specific Development Control Plan (DCP) provided in Attachment 1 for the purposes of public exhibition.
 - (c) **That** Council endorse the draft Planning Agreement based on the Letter of Offer provided in Attachment 2 for the purposes of public exhibition
 - (d) **That** Council grant the CEO delegation to negotiate the terms of planning agreements with the landowners of 8 Wharf Road and 15-19 Hughes Avenue & 655 Victoria Road to an equivalent per unit contribution rate to that proposed for the Payce development and that these planning agreements be publicly exhibited and reported back to Council post-exhibition along with the planning proposal, draft DCP and Payce planning agreement.
 - (e) **That** Council endorse the updated Melrose Park North Planning Proposal provided at Attachment 3 as detailed in the report for forwarding to the Department of Planning, industry and Environment for approval to be placed on public exhibition.
 - (f) **That** the draft DCP and Planning Agreement be placed on public exhibition concurrently for a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.
 - (g) **Further, that** Council delegate authority to the Chief Executive Officer to correct any anomalies of a minor non-policy nature that may arise during the review and public exhibition processes.

AMENDMENT (Esber/Bradley)

That Council defer consideration of this matter for a period of two (2) weeks.

Note: Councillor Davis left the Chamber at 8:42pm and returned at 8:43pm during consideration of Item 17.5.

PROCEDURAL MOTION

3140 RESOLVED (Esber/Tyrrell)

That Council amend the order of business to consider Item 17.5 later in the Council Meeting.

Note: Item 17.5 was considered following Item 17.7.

17.6 SUBJECT FOR APPROVAL: Post Exhibition - Planning Proposal, Development Control Plan and Planning Agreement - 197 and 207 Church St and 89 Marsden St, Parramatta

REFERENCE RZ/4/2015 - D07788529

APPLICANT/S Think Planners Pty Ltd

OWNERS Holdmark Properties Pty Ltd

REPORT OF Project Officer Land Use

3141 RESOLVED (Esber/Pandey)

That Council defer consideration of this matter to a Councillor Workshop to be held within four (4) weeks, following which a report be brought back to Council.

DIVISION A division was called, the result being:-

AYES: Councillors Barrak, Bradley, Davis, Esber, Jefferies, Pandey, Prociv, Tyrrell, Wearne and Zaiter

NOES: Councillors Dwyer, Garrard, Issa and Wilson

Note: Councillor Wilson left the Chamber at 8:48pm and returned at 8:51pm during the consideration of Item 17.6.

17.7 SUBJECT FOR NOTATION: Minutes of the Smart City Advisory Committee Meeting held on 23 February 2021

REFERENCE F2017/00685 - D07932396

REPORT OF Project Officer

3142 RESOLVED (Tyrrell/Garrard)

(a) **That** Council note the minutes of the Smart City Advisory Committee meeting held on 23 February 2021 (provided at Attachment 1).

(b) **Further, that** Council note the discussion regarding potential initiatives for the State Government Smart Places Acceleration Program, and the opportunity to submit these following review by Council's Executive.

PROCEDURAL MOTION

3143 RESOLVED (Dwyer/Esber)

That the meeting be adjourned for ten (10) minutes.

Note: The meeting was adjourned at 8:55pm for a short recess.

PROCEDURAL MOTION

3144 RESOLVED (Esber/Tyrrell)

That the meeting resume.

The meeting resumed at 9:11pm with the following Councillors in attendance: The Lord Mayor, Councillor Bob Dwyer and Councillors Benjamin Barrak, Phil Bradley, Donna Davis, Pierre Esber, Steven Issa, Andrew Jefferies, Sameer Pandey, Dr Patricia Prociv, Bill Tyrrell, Andrew Wilson, Lorraine Wearne and Martin Zaiter.

17.5 SUBJECT FOR APPROVAL: Post Gateway - Amended Melrose Park North Planning Proposal and Draft Site-Specific Development Control Plan and Planning Agreement

REFERENCE F2021/00521 - D07906858

REPORT OF Senior Project Officer Land Use Planning

Upon resumption of the Council Meeting, Mr Brett Newman, Chief Executive Officer provided Councillors with options for consideration of Item 17.5.

The amendment moved by Councillor Esber and seconded by Councillor Bradley was withdrawn.

The motion moved by Councillor Esber and seconded by Councillor Tyrrell on being put was declared CARRIED.

3145 RESOLVED (Esber/Tyrrell)

(a) **That** Council endorse the following amendments to the Melrose Park North Planning Proposal:

- 1) Amend the site area to include 27 Hughes Avenue, Ermington
- 2) Rezone 27 Hughes Avenue from R2 Low Density Residential to R4 High Density Residential
- 3) Amend the applicable floor space ratio on 27 Hughes Avenue from 0.5:1 to 1.85:1
- 4) Amend the maximum building height from 9m to 0m on 27 Hughes Avenue
- 5) Include 'Residential Flat Buildings' as an additional permitted use within the B2 Local Centre zone

- 6) Amend the existing Design Excellence provision to apply to Lots E, EA and G as identified by a blue outline in Figure 4 without the provision of floor space and height bonuses
 - 7) Appoint a Design Excellence Panel to provide design advice for all development applications within the northern precinct. Floor space and height bonuses are not to be awarded on any development lot
 - 8) Add an additional 1,523m² of residential floor space be permitted within the land area under Payce ownership and that the residential floor space across the entire planning proposal site area not exceed 508,768m².
- (b) **That** Council endorse the draft Melrose Park North Site-Specific Development Control Plan (DCP) provided in Attachment 1 for the purposes of public exhibition.
 - (c) **That** Council endorse the draft Planning Agreement based on the Letter of Offer provided in Attachment 2 for the purposes of public exhibition
 - (d) **That** Council grant the CEO delegation to negotiate the terms of planning agreements with the landowners of 8 Wharf Road and 15-19 Hughes Avenue & 655 Victoria Road to an equivalent per unit contribution rate to that proposed for the Payce development and that these planning agreements be publicly exhibited and reported back to Council post-exhibition along with the planning proposal, draft DCP and Payce planning agreement.
 - (e) **That** Council endorse the updated Melrose Park North Planning Proposal provided at Attachment 3 as detailed in the report for forwarding to the Department of Planning, industry and Environment for approval to be placed on public exhibition.
 - (f) **That** the draft DCP and Planning Agreement be placed on public exhibition concurrently for a period of 28 days and that a report be provided to Council on the outcomes of the public exhibition.
 - (f) **Further, that** Council delegate authority to the Chief Executive Officer to correct any anomalies of a minor non-policy nature that may arise during the review and public exhibition processes.

DIVISION A division was called, the result being:-

AYES: Councillors Barrak, Bradley, Davis, Dwyer, Esber, Garrard, Issa, Jefferies, Pandey, Proxiv, Tyrrell and Zaiter

NOES: Councillors Wearne and Wilson

Note: Councillor Garrard returned to the meeting at 9:12pm during consideration of Item 17.5.

18. NOTICES OF MOTION

18.1 SUBJECT NOTICE OF MOTION: \$300+ Million at Risk from Council's Essential Community Infrastructure Program due to the NSW Government's New Infrastructure Contributions System

REFERENCE F2021/00521 - D07944057

FROM Councillor Bradley

3147 RESOLVED (Bradley/Pandey)

(a) **That** Council notes that:

- i. Council decided at its meeting of 9 June 2020 at Item 18.1 in regard to the NSW Government's Infrastructure Contributions Review inter alia that, *"The proposals on value sharing are strongly opposed as they threatened to undermine Council's current policy framework for Planning Agreements, which adopt value sharing as an equitable, transparent and evidence based policy approach"*.
- ii. At this same meeting Council supported its submission which expressed concern about the threat to its 50% share of value uplift outside the CBD and included this reference, *"Council staff estimate that the proposed draft Community Infrastructure provisions in the Parramatta CBD Planning Proposal could potentially facilitate approximately \$300 million worth of community infrastructure in the CBD. This would make a significant contribution to Council's approximate \$1.5 billion works program for new community infrastructure in the Parramatta CBD and would be at risk if the proposed system is brought into effect."*
- iii. Despite the Department of Planning noting that *"The clarification and position on value capture drew out the strongest comments and opposing positions from stakeholders. Many councils, peak bodies and community representatives objected to the changes" (Ref.1), it has recently announced that "the exhibited position on value capture is maintained, as it is the Government's policy position that planning agreements (Ref.1) cannot be used for the primary purpose of value capture" and that "they should not be used to capture land value uplift resulting from rezoning or variations to planning controls."* (Ref.2)

(b) **That** Council prepare a report to be brought back to Council at a May meeting:

- i. To advise an estimate of the public value share funds at risk from planning proposal agreements outside the CBD;
- ii. To give an update on the review of Council's development contributions plan framework to account for the loss of land value uplift sharing; and

iii. To identify funding options including the possibility of government grants, to provide the community infrastructure needed for the planned residential growth.

(c) **Further, that** Council contact the NSW Member for Parramatta The Hon Dr Geoff Lee and the Minister for Planning and Public Spaces The Hon Rob Stokes urging them to work with Council to find a mechanism to address this \$300+ million cut in community infrastructure funding necessary for the rapid inflow of additional residents to Parramatta.

18.2 SUBJECT NOTICE OF MOTION: Interpretive Signs

REFERENCE F2021/00521 - D07944187

FROM Councillor Pandey

3148 RESOLVED (Pandey/Zaiter)

That:

- (a) A report be brought back to Council on significant sites around Parramatta where interpretive signs could be erected.
- (b) The report also to include the possibility of creating a registry of all interpretive signs.
- (c) The report should consider, setting up detailed historical/cultural/natural information about the sites identified to be stored on our website with a QR Code link from the Interpretive signs.
- (d) The report should also include recommendation on how we can encourage owners/operators of sites of heritage significance to adopt interpretive signs.

18.3 SUBJECT NOTICE OF MOTION: Report on Misuse of Mobility Parking Scheme

REFERENCE F2021/00521 - D07944293

FROM Councillor Pandey

3149 RESOLVED (Pandey/Issa)

- (a) **That** Council note that there is ongoing misuse of Mobility Parking Scheme (MPS) within the Parramatta CBD and other heavy development and/or suburban CBD areas creating a barrier for vulnerable members of our community to visit these areas.
- (b) **Further, that** a report be brought back to Council within eight (8) weeks on the current misuse of the Mobility Parking Scheme within Parramatta CBD and other heavy development and/or suburban

CBD areas, the report should outline measures available to streamline usage of disability parking within these areas.

Note:

1. **Councillor Wilson left the Chamber at 9:32pm and returned at 9:40pm during consideration of Item 18.3.**
2. **Councillor Davis left the Chamber at 9:44pm and returned at 9:47pm during consideration of Item 18.3pm**

19. QUESTIONS WITH NOTICE

Nil

Note: Prior to moving into Closed Session, the Lord Mayor invited members of the public gallery to make representations as to why any item had been included in Closed Session. No member of the gallery wished to make representations

20. CLOSED SESSION

3150 RESOLVED (Esber/Bradley)

That 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(s) of the Local Government Act, 1993 as the items listed come within the following provisions:-

- 1 FOR APPROVAL: Tender 53/2018 - Unified Booking System. (D07880596) - *This report is confidential in accordance with section 10A (2) (c) (d) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND 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.*
- 2 FOR APPROVAL: Tender 04/2020 - Aquatic Leisure Centre Parramatta - Design and Construct Contract. (D07879972) - *This report is confidential in accordance with section 10A (2) (c) (d) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND 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.*
3. QUESTION WITH NOTICE: Questions Taken on Notice from Council Meeting - 8 March 2021. (D07943405) - *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.

4. LATE REPORT FOR APPROVAL: Winterlight 2021 Event Proposal. (D07953861) - *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.*

20.1 SUBJECT FOR APPROVAL: Tender 53/2018 - Unified Booking System

REFERENCE F2021/00197 - D07880596

REPORT OF Business Engagement & Solutions Consultant

3151 RESOLVED (Issa/Tyrrell)

- (a) **That** Council approve the appointment of the preferred proponent for the delivery of a unified booking and ticketing system for the contract sum as outlined in paragraph 25 of this report.
- (b) **Further, that** Council delegate authority to Chief Executive Officer to finalise and execute all necessary documents.

20.2 SUBJECT FOR APPROVAL: Tender 04/2020 - Aquatic Leisure Centre Parramatta - Design and Construct Contract

REFERENCE F2017/02999 - D07879972

REPORT OF Project Manager

3152 RESOLVED (Zaiter/Garrard)

- (a) **That** Council note the current budget of \$77,000,000 in the adopted Delivery Program and Operational Plan for Aquatic Leisure Centre Parramatta (ALCP).
- (b) **That** Council approve the revised project budget of \$88,649,295 for the ALCP and the allocation of budget and funding sources as set out in the table below:

Description	Budget	Funding Source	Ref.
ALCP	\$38,500,000	NSW State Government grant	
ALCP	\$37,400,000	Property Reserve	
ALCP	\$8,600,000	Sec 7.11 Leisure Centre upgrade	
Public Art & Heritage	\$1,449,295	Sec 7.11 Civic Improvement plan	Para 18

Fit Out	\$2,700,000	General Reserve	Para 29
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- (c) **That** Council note modifications to the Development Application (DA) conditions set out in paragraphs 17 and 18 of this report will be sought to integrate the relevant conditions into the existing design and scope of ALCP and thereby reduce the cost.
- (d) **That** Council accepts the tender of the preferred proponent for the Design and Construction of the ALCP for the contract sum outlined in paragraph 15 of the report and note all unsuccessful tenderers will be advised of Council's decision
- (e) **That** Council note, the following budgeted provisions for ALCP operating costs:
- i. set costs of \$368,275 for FY 21/22 and \$1,932,255 for FY 22/23;
 - ii. annual net operating loss of \$2.0M and \$3.1M depreciation thereafter, and a report will be bought back to Council to approve a model and the operating costs, based on the options in paragraph 31, table b) and d).
- (f) **Further, that** the Chief Executive Officer be given delegated authority to finalise and sign all necessary legal, contractual and statutory documentation in connection with the completion of the Aquatic Leisure Centre Parramatta.

Note: Councillor Barrak and Councillor Issa requested that their names be recorded as having voted against the decision taken in this matter.

20.3 SUBJECT QUESTION WITH NOTICE: Questions Taken on Notice from Council Meeting - 8 March 2021

REFERENCE F2020/03849 - D07943405

FROM Councillor Barrak

A response was provided to a confidential question taken on notice from the Council Meeting of 8 March 2021.

20.4 SUBJECT LATE REPORT FOR APPROVAL: Winterlight 2021 Event Proposal

REFERENCE F2021/00521 - D07953861

REPORT OF Acting Group Manager, City Experience

3153 RESOLVED (Garrard/Tyrrell)

- (a) **That** Council approve the staging of the Winterlight – The Winter Village event for 12 weeks within the date period of 17 May and 10 September 2021.

- (b) **That** Council enter into an agreement with the event proponents to deliver the event, including providing the value in-kind benefits as outlined in this report.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to undertake further negotiations as necessary and execute the agreement on behalf of Council.

PROCEDURAL MOTION

3154 RESOLVED (Tyrrell/Esber)

That the meeting resume into Open Session.

21. REPORTS OF RESOLUTIONS PASSED IN CLOSED SESSION

The Chief Executive Officer read out the resolutions for Items 20.1 to 20.4.

22. CONCLUSION OF MEETING

The meeting terminated at 10:14 pm.

THIS PAGE AND THE PRECEDING 28 PAGES ARE THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON MONDAY, 22 MARCH 2021 AND CONFIRMED ON MONDAY, 12 APRIL 2021.

Chairperson

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ACCESSIBLE

12 APRIL 2021

13.1	FOR NOTATION: 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	40
13.2	FOR NOTATION: Minutes of Access Advisory Committee Meeting held on 16 February 2021	44

ACCESSIBLE

ITEM NUMBER	13.1
SUBJECT	FOR NOTATION: 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 - D07851183
REPORT OF	Group Manager - Development and Traffic Services

PURPOSE:

To provide Council with information each month on development applications determined where there has been a variation in development standards under Clause 4.6 of the Local Environment Plans or State Environmental Planning Policy No.1.

RECOMMENDATION

That the report be received and noted.

BACKGROUND

1. During the reporting period 07 February 2021 to 14 March 2021, there was one (1) Development Application where there was a variation to a development standard under Clause 4.6. Refer to **Attachment 1** for further details.
2. Under Clause 4.6 of the relevant Local Environmental Plan (LEP) applying to the local government area of the City of Parramatta, development consent may be granted for development even though the development would contravene a development standard such as a height and/or floor space ratio standard contained within an LEP.
3. State Environmental Planning Policy No 1 (SEPP 1) contains similar provisions to Clause 4.6 and allows development to be approved even though it may not comply with a development standard in a state planning instrument, such as another SEPP.
4. A report is presented to Council each month on any development consent issued where the development does not comply with a development standard. This report follows the reporting requirements prescribed in Planning Circular PS08-014 issued by the (then) NSW Department of Planning.
5. Controls within Development Control Plans (DCP) are not development standards as a DCP is not an “environmental planning instrument”.

ISSUES/OPTIONS/CONSEQUENCE

6. There are no issues, options or consequence for Council associated with this report.

CONSULTATION & TIMING

7. There are no consultation and timing considerations for Council associated with this report.

Stakeholder Consultation

8. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
N/A	N/A	N/A	N/A	N/A

Councillor Consultation

9. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
N/A	N/A	N/A	N/A	N/A

LEGAL IMPLICATIONS FOR COUNCIL

10. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

11. There are no financial implications for Council associated with this report.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			
Funding Source	NA			

Mark Leotta
Group Manager Development and Traffic Services

David Birds
A/Executive Director City Planning & Design

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

1 ↓ Development Application Variations under SEPP 1 - 07 February 2021 - 14 March 2021	1 Page
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REFERENCE MATERIAL

Development Application 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

Approved from 7 February 2021 – 14 March 2021

DA No	Address	Category of development	Environmental Planning Instrument and Zone	Development standard to be varied	Extent of Variation	Officer Recommendation	Determination	Date DA determined
DA/668/2020	5/38-42 Cox Crescent, DUNDAS VALLEY NSW 2117 Lot 5 SP 84393	Multi-Unit	PLEP 2011 R2 – Low Density Residential	Clause 4.4 Floor Space Ratio	Allowable 0.5:1 or 122.6m ² Existing (Total Strata) = 0.55:1 Proposed (total Strata) = 0.56:1 or 0.65%	Approval	Approved	16/02/2021 – Paramatta Local Planning Panel meeting
<p>Justification of height variation: The Panel considered that the requested variation to the building development standard can be supported given:</p> <ul style="list-style-type: none"> • The extent of non compliance above the existing approved FSR on site (0.55:1) is minor at 0.65% • The additional FSR relates to an enclosed alfresco area and would be imperceptible beyond the site. • The development does not produce any adverse impacts to adjoining properties and does not result in any additional visual bulk when viewed from the existing public domain. 								

ACCESSIBLE

ITEM NUMBER	13.2
SUBJECT	FOR NOTATION: Minutes of Access Advisory Committee Meeting held on 16 February 2021
REFERENCE	F2005/01944 - D07928956
REPORT OF	Community Capacity Building Officer, Community Capacity Building

PURPOSE:

The Access Advisory Committee met on 16 February 2021. This report provides a precis of the key discussion points of that meeting for Council's consideration.

RECOMMENDATION

That Council note the minutes of the Access Advisory Committee meeting held on 16 February 2021 (**Attachment 1**).

BACKGROUND

1. The Council's Access Advisory Committee meets bi-monthly, with the exception of the cancelled April 2020 and December 2020 meetings, and met on 16 February 2021. This report provides a summary of the discussion at the meeting.

ISSUES/OPTIONS/CONSEQUENCESCommittee Meeting Main Discussion Points

2. Mark Kunach and Timothy Hart were declared as Committee Chair and Deputy Chair respectively for the remaining meetings of 2021, with votes also submitted and counted after the meeting.
3. Elena Lucio and Josh Henderson, Grimshaw Architects, and David Hands, Property and Place, updated the Committee on the latest designs for the Aquatic and Leisure Centre for Parramatta facilities and surrounding site. The presentation included reference to changes made in consideration of prior comments made by the Committee. The Committee provided comments on the designs, and made further recommendations for improving access, including for the operation of the facility. The Committee recommended that they be involved in testing and confirming accessibility of the facility prior to it being officially open to the public.
4. The Committee were updated on the Council action to develop options to address parking issues experienced by people in the Parramatta CBD who drive and use wheelchairs. The Committee requested that Council investigate the use of automated number plate recognition systems in Council carparks.
5. The Committee discussed ongoing issues with the state of footpaths in the CBD creating safety hazards for pedestrians. The Committee were informed that damaged footpaths and barriers to access are not only the result of Parramatta Light Rail works, but also frequently the works of public utility

companies, and that Council has very limited influence over these works. Tanya Owen informed the Committee that a CEO Briefing Note is being finalised providing recommendations for action based on the external legal advice received regarding the activities of public utility providers in the public domain.

6. Maria Maguire, Project Officer – Disability Inclusion Action Plan, updated the Committee on progress of the Plan and significant achievements made to date under the plan. The Committee were also informed that as the current Plan is to end June 2022, consideration is now being given to the development of the next Plan.
7. The Committee discussed concerns in relation to people experiencing homelessness in Parramatta. Members discussed concerns for well-being of people, as well as the access hazards that arise from rough sleepers' use of footpaths. The Committee were informed of Council's approach to homelessness and actions committed to under the Homelessness Action Plan.

CONSULTATION & TIMING

Stakeholder Consultation

8. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
16 February 2021	Access Advisory Committee	Made comments on latest designs for the Aquatic and Leisure Centre for Parramatta, with additional recommendations for improving and maintaining access, and involvement of the Committee in the facility commissioning process.	Feedback from the Committee has been noted and will be taken into consideration in the final design process and operational plans for the facility.	Property and Place; Social and Community Services
16 February	Access Advisory Committee	Requested involvement in early planning stages of the Riverside redevelopment project.	Recommendation will be made to relevant Council officers to consult with the Committee during development of the Functional Briefs for redevelopment.	Social and Community Services

Councillor Consultation

9. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
16 February 2021	Councillor Phil Bradley	Present for the Access Advisory Committee	N/A	N/A

LEGAL IMPLICATIONS FOR COUNCIL

10. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

11. There are no financial implications for Council associated with this report. Any costs associated with activities referred to in this report are funded within existing budgets.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			
Funding Source	NA			

Tanya Owen
Community Capacity Building Officer, Community Capacity Building

Rodrigo Gutierrez
Community Capacity Building Manager

David Moutou
Group Manager Social and Community Services

Jon Greig
Executive Director Community Services

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

1 [↓](#) Access Advisory Committee Meeting Minutes 16 February 2021 7 Pages

REFERENCE MATERIAL



MINUTES

Meeting Name	Access Advisory Committee DRAFT MINUTES	F2005/01944
Date	Tuesday 16 February 2021	Time 5:30pm
Venue	Remote – Skype	
Attendees	Leone Clark Scott Green Timothy Hart Josh Henderson Mark Kunach Emily Mahendran John Moxon Susan Thompson	
Present	COUNCILLORS Councillor Phil Bradley (5:40pm)	
	OTHER ATTENDEES Josh Henderson (Grimshaw Architects representative) Elena Lucio (Grimshaw Architects representative) Jenny Rose (Cycleways Advisory Committee representative)	
	STAFF (CITY OF PARRAMATTA) Elizabeth Collins (Service Manager Community Care) Rodrigo Gutierrez (Community Capacity Building Manager) David Hands (Project Manager Property & Place) Patricia Krzeminski (Governance Manager) Maria Maguire (Project Officer – Disability Inclusion Action Plan) David Moutou (Group Manager Social & Community Services) Hamish Murray (Project Officer Universal Design & Access) Tanya Owen (Community Capacity Building Officer)	
Apologies	Deborah Manuel	
Moderated by	Tanya Owen (Convenor)	

1. Confirming Access to Skype with Participants

Tanya Owen informed the Committee that the meeting was being conducted remotely using Skype and that she will act as meeting moderator and operate from the Council Offices at 126 Church Street, Parramatta.

cityofparramatta.nsw.gov.au

2. Welcome

The Moderator, Tanya Owen welcomed everyone to the meeting.

3. Acknowledgement of Traditional Owners

The Committee Convenor and Meeting Moderator, Tanya Owen acknowledged the Burrumattagal Clan of the Darug people, the traditional owners of the land and waters of Parramatta and paid respect to the elders both past and present including any emerging leaders and anyone with Indigenous heritage.

4. Skype Meeting Protocols

Tanya asked that if Members have any comment to make, or if they wish to participate in discussion during the meeting, that they so indicate using the 'Chat' area of Skype or use the 'Raise Hand' function. She also asked that the 'Chat' area be reserved for short comments only. Tanya advised that presenters will stop after each slide or section in their presentation to give Committee members the opportunity to ask questions.

5. Introduction and Apologies

A brief introduction of all participants was held.

Apologies were received and accepted for the absence of Committee Member Deborah Manuel.

6. Conflict of Interest Declarations

There were no declarations of interest made at this meeting.

7. 2021 Chair and Deputy Chair Elections

Nominations for the role of Chair and Deputy Chair for the remaining term of the Committee (i.e. to September 2021) were received as follows:

Chairperson: Timothy Hart and Mark Kunach
Deputy Chairperson: Timothy Hart and Mark Kunach

Timothy Hart and Mark Kunach accepted the nominations respectively.

As the meeting was held via a hybrid of in person and remote means, Tanya requested members to provide their vote direct to Tanya by either email or text. It was advised that the results of the vote would be shared with the Committee following the meeting once votes were tallied.

NB: After tallying the votes for the election of Chairperson and Deputy Chairperson for the remaining term of the Committee (i.e. to September 2021), Tanya advised the results as follows:

Chairperson: Mark Kunach
Deputy Chairperson: Timothy Hart

8. Confirmation of Previous Minutes – 20 October 2020

A copy of the Minutes of the Access Advisory Committee Meeting held on Tuesday 20 October 2020 had previously been forwarded to each member.

RESOLVED (Clark/Thompson)

That the Minutes of the Access Advisory Committee Meeting held on Tuesday 20 October 2020 be received and noted as a true record of the meeting.

9. Aquatic Leisure Centre Parramatta Design Update

David Hands, Project Manager, Property & Place; and Josh Henderson and Elena Lucio, Grimshaw Architects

David Hands introduced Elena Lucio of Grimshaw Architects who provided an update to the Committee on the Aquatic Leisure Centre Parramatta Design. The presentation responded to the feedback provided previously by the Access Committee to the design and covered the following:

- Improvements to access paths
 - Paths widened to 3m and include rest stops for wheel chair users as well as seating for other pedestrians;
 - Landings added along bus drop off and Undercroft Main Entrance;
 - Additional stairs from the Undercroft to the Ground Floor Main East Entrance;
 - Additional ramp to provide access to the Ring Path; and
 - Connection to Amos Street.
- Increased lift size
 - Lift size has been increased to 2.5m x 2m;
 - Can fit 2 x wheelchairs or 1 x wheelchair and passenger.
- Outdoor Pool Concourse Access and Bleachers
 - Close to one third of the level change between the Boardwalk and Pool Concourse has become flat level access from the Boardwalk to the lawn, with the lawn sloping down at a grade of less than 1:50 to be level with the Pool Concourse;
 - Access to the Pool Concourse includes 1:20 ramp with 420mm level difference;
 - Ramps from Boardwalk to Pool Concourse include 1:20 ramp with 420mm level difference;
 - Level access to Rain Garden;
 - Push button operated automatic doors between Indoor Pool area and Boardwalk;
 - Wheelchair seating included at Concourse level of Bleachers.
- Signage and Wayfinding
 - Tactile and Braille map totems introduced;
 - Accessible signage available throughout the facility.
- Bike Parking
 - Bike parking located outside visual hazard.

Committee Members were given an opportunity to ask questions or make further comments. Questions were raised or comments were made in relation to:

- Location of the bus stop on Park Parade will be addressed in more detail at a later stage;
- Recommendation for seating to be installed at the drop-off areas near the pool entrance;
- Changes in level between the Pool Concourse and Boardwalk need to provide both visual and tactile indicators for people with vision impairments. While contrasting colours in surfaces provide visual warning, this is insufficient for people with little to no vision, and other forms of hazard warning should be used;
- Accessible signage (including braille) be checked prior to opening;
- Recommendation for hearing loop maintenance to be included in standard maintenance plans for the whole facility, as people may not report when found not to work;
- Recommend wayfinding signage throughout site to indicate accessible routes to the facility, including from the parking area;
- Consideration be given to provision of additional/overflow parking for buses, including small buses;
- Consideration be given to additional shade for the outdoor pool facility;
- Query on consideration to work with adjoining property owners for the maintenance of the entire Mays Hill area, noting that Council is responsible for the licence area only;
- Recommendation for Members of the Access Advisory Committee to be involved in the commissioning process, to assist in confirming accessibility of premises and facilities.

David Hands confirmed that the Aquatic Leisure Centre is expected to open to the public mid-2023.

Mark Kunach, Committee Chair, acknowledged that the designs take into consideration comments and concerns raised by the Committee over the consultation period, and noted that the current designs and plans reflect a compromise with other concerns and needs for the facility and area.

David Hands, Josh Henderson and Elena Lucio then left the meeting, the time being 6:33pm.

10. Digital Accessibility (Postponed)

Tanya Owen advised that the Digital Accessibility presentation would be postponed to a later meeting, following recent feedback from Council's Executive Team for further work to be undertaken.

11. Business Arising from Previous Meeting – 20 October 2020

Accessible Street Parking for People with a Disability (Item 11b)

Tanya Owen advised that Council recently resolved to investigate options to meet the needs of the Council and Committee in relation to accessible street parking for people with disabilities.

It was requested that Council investigate the installation of number plate recognition entry/exit devices as used in some commercial carparks. This can also allow for recognition of mobility permit holders linked to that license plate, who can then have access to differential parking rates.

ACTION:

Tanya Owen will communicate this request to the relevant unit involved in planning and management of Council carparks.

12. General Business

a. Parramatta Light Rail (PLR) Works

Mark Kunach raised the matter of the state of the footpaths around the Parramatta Light Rail (PLR) work sites. Hamish Murray advised that he meets with PLR regularly to review the state of the footpaths, however many works that leave hazards are not the direct result of PLR works but the result of public utility company works.

It was noted that Council relies on its officer-to-officer relationships with government agencies and public utility providers to ensure public footpaths are in good repair. Due to the nature of regulatory frameworks and that works are subcontracted to external parties, it is difficult for Council to ensure quality control and to take further action.

Councillor Phil Bradley noted that the state of the infrastructure along the PLR line was subject to a recent Council resolution and that he will follow up with Councillor Sameer Pandey as to the status.

Tanya Owen reported that a CEO briefing note and recommendations for action based on external legal advice regarding the matter of public utility works had been put on hold during 2020, but was being re-engaged with this year. The external legal advice made it clear that while public utility providers should adhere to Australian Standards and the Disability Discrimination Act, the regulatory frameworks governing activities that impact access on footpaths limit Council's ability to hold them to account.

b. Disability Inclusion Action Plan (DIAP) Update for Access Advisory Committee – Maria Maguire (Project Officer – Disability Inclusion Action Plan)

Maria Maguire provided an update on the overall status of actions under the current DIAP. Actions are currently at 84% complete and on schedule. Some significant improvements to public facilities have been achieved under the Plan, and it has also helped to establish the scope of works and priorities for further improvements to be made across the LGA. The NSW Government has extended the completion date of the current DIAP until June 2022.

Work is underway to develop the next DIAP, including the framework to be used and consultation process. Lessons learned from the prior process and implementation of the current Plan will be taken into consideration. The next DIAP document may be different in type to the current version, also reflecting lessons learned.

The Committee recommended that consideration be given to the approach of the State Library, which includes a reflection on the delivery of the prior DIAP in the Executive Summary.

c. Response to Primary Homelessness in the CBD (Rough Sleepers)

Mark Kunach raised concerns for people who appear to be homeless and sleeping on the street in the Parramatta CBD. Susan Thompson also stated that their locations on footpaths can create hazards for the vision impaired.

Tanya Owen informed the Committee that Council has recently adopted a Homelessness Action Plan (HAP) that identifies actions that Council can and will take with regards to homelessness in Parramatta. Council is limited in its ability to respond to this issue, both legally and in terms of Local Government's role and resources. Actions primarily deliver on Council's role in management of public space and delivery of public services.

Council takes a compassionate approach to people sleeping rough, while also seeking to ensure the health and safety of all in the community. Council has employed a Public Space Liaison Officer to help people make connections with homeless related services, but Council cannot force people to seek assistance or move their location, unless presenting a health and safety hazard. Threats to public safety and illegal activities should be referred to the Police.

ACTION:

Tanya Owen undertook to share details of the HAP with Mark should he be interested.

d. Obstructions along River Foreshore Footpaths

Hamish Murray advised that footpaths along the River Foreshore have been closed for works in relation to the new Powerhouse Museum. The fencing was constructed without consultation with Council and has created barriers to pedestrian and cyclist access with no suitable alternatives developed, for example, when there is stair only access. Council has been in contact with the Powerhouse regarding this matter, and signage is anticipated to be installed shortly.

e. Guest speakers for 2021

Speakers on the following topics are expected for the April meeting of the Committee:

- Digital Accessibility, City Identity Team
- NDIS Services, Community Care Team
- Reflections on COVID-19 as experienced by a young person, Scott Green

The redevelopment of Riverside Theatre was revisited as a topic, and the Committee reiterated the need for the Committee to be involved early in planning. David Moutou indicated that it will be recommended to consult with the Committee in the development of the Foundational Briefs for the redevelopment.

Committee Members were asked to contact Tanya Owen for any other guest speaker suggestions.

f. 2021 Committee Meeting Dates

Tanya Owen advised that Committee Meetings will continue to be held on the third Tuesday of the month, except for June where it has been moved to the second Tuesday of

the month so as to not clash with the Council Meeting on the third Tuesday, and the final meeting being held in August prior to the Council Elections.

Meeting closed at 7:15pm

GREEN

12 APRIL 2021

14.1 FOR APPROVAL: Public Exhibition of the Heart of Play Masterplan..... 56

GREEN

ITEM NUMBER	14.1
SUBJECT	FOR APPROVAL: Public Exhibition of the Heart of Play Masterplan
REFERENCE	F2021/00521 - D07947727
REPORT OF	Place Manager

PURPOSE:

To seek approval for public exhibition of the Heart of Play: North Parramatta Sporting and Recreation masterplan draft design.

RECOMMENDATION

- (a) **That** the draft Heart of Play: North Parramatta Sporting and Recreation masterplan be placed on public exhibition from late April through late May for community comment.
- (b) **That** temporary signage be installed across the masterplan area to notify the community of the public exhibition period and their opportunities to engage.
- (c) **Further, that** a report be submitted to Council upon the completion of the public exhibition period for consideration and assessment of the public submissions.

BACKGROUND

1. The Heart of Play (HoP) masterplan - community engagement and design is adopted as Focus Area 5.3.1.1 in the 20/21 Operation Plan.
2. The masterplan area comprises Sherwin Park, Doyle Ground, Dan Mahoney Reserve, Old Saleyards Reserve, Corry Court Reserve, Barton Park and PH Jeffery Reserve.
3. The HoP masterplan will be Council's masterplan for a 30-hectare sporting and recreation network just two blocks east of the CBD's northern extent. The masterplan has been guided by strategic community infrastructure need and community input. The HoP masterplan project provides a localised focus for 19 Council, regional, and state strategic documents.
4. The HoP masterplan aligns with the Community Infrastructure Strategy by seeking to achieve the following (also detailed in Attachment 2, pages 12-13):
 - i. Upgrade existing open spaces to increase their capacity to meet the growing population's demand
 - ii. Increase carrying capacity of existing playing fields through upgrades to playing surfaces and/or supporting infrastructure
 - iii. Upgrade existing playgrounds to increase the number to provide a variety of play experiences
 - iv. Repurpose parks to accommodate both formal and informal sports
 - v. Develop better connections between open spaces and sportsgrounds

- vi. Repurpose alternative (non-traditional) spaces for both formal and informal sport and recreation.
5. Community consultation for input on the draft masterplan design occurred from 29 June - 3 August 2020.
 6. 1,081 responses were received through COVID-safe engagement methods, summarised in the community-facing report at Attachment 1.

ISSUES/OPTIONS/CONSEQUENCES

7. The following principles were developed based on community input received in the initial community consultation and have guided the masterplan design (Attachment 2):
 - i. A connected and accessible network of parks
 - ii. A welcoming place for all to play, day and night
 - iii. Improved spaces for active sport and recreation
 - iv. A healthy and sustainable environment.
8. One of the seven open spaces included in the HoP masterplan area is Dan Mahoney Reserve (DMR). The DMR design will be exhibited for public comment separately and at a later date for the following reasons:
 - i. DMR must be treated and upgraded as a priority due to asbestos contamination. The site is prioritised for permanent remediation works in 2020/21, to be funded from the Open Space & Natural Resources Asbestos Remediation Works Program 20/21 (DPOP 6.5.8.1). Given the scale of the site, other funding sources may be required.
 - ii. The DMR site is currently undergoing investigations to inform the draft designs that will effectively address flooding, improve water quality in the creek, and permanently treat the site's asbestos contamination to deliver an exceptional play space for dogs and humans.
 - iii. More detailed input from the community was sought during the initial round of consultation in 2020 in order to inform the DMR draft design.
 - iv. The HoP masterplan public exhibition will include proposed active transport connections between DMR and other HoP open spaces.

CONSULTATION & TIMING

Stakeholder Consultation

9. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
Multiple from project inception	Internal stakeholders: City Engagement, City Assets & Enviro., Social &	Collaboration and input on masterplanning and design	Integration of input in draft design	Place Services / Roz Palmer (RP)

	Comm. Services, City Strategy			
29 June - 3 August 2020	Neighbouring residents (0.5km radius); community organisations; businesses; schools	Various regarding design input	Integration of input in draft design	Places Services / RP & Community Engagement
24/2/21	Registered community members via a Community Newsletter email and update to webpage	n/a	Informing the community of progress, next steps, and that HoP public exhibition will be separate to DMR public exhibition	Place Services / RP

10. The initial round of COVID-safe consultation for community input from 29 June - 3 August 2020 provided the following points of engagement:

- 750 online survey responses, including 328 on the Heart of Play survey and 422 on the Dan Mahoney Reserve dedicated survey for more detailed input.
- Approximately 290 pop-up board responses, including 120 Heart of Play responses and 170 Dan Mahoney Reserve responses.
- 15 telephone interviews with stakeholders from peak sporting bodies and local recreation user groups.
- 16 participants in 2 online workshops for input specifically on Dan Mahoney Reserve's future use.
- 13 email submissions from community members and sporting associations.
- 500 flyers distributed to local households.
- 10 completed 'Heart of Play scavenger hunt' forms.

11. A dedicated Participate Parramatta page provides project updates and resources: participate.cityofparramatta.nsw.gov.au/HOP_DAN.

Councillor Consultation

12. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
19/2; 21/5; 1/6; 20/9; 30/9; 8/10; 9/12 in 2020 & 24/2/21	Ward Councillors: DLM Garrard, Crs Barrak and Esber	Various regarding community need and agreement with community priorities	Integration of community input in draft design	Place Services / RP & Chris Patfield

19/6/20; 17/11/20	All Councillors	n/a	2 Councillor Briefing Notes: 1 for HoP community consultation and 1 dedicated to DMR	Places Services / RP & Legacy Asbestos, Erin Lottey
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LEGAL IMPLICATIONS FOR COUNCIL

13. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

14. The consultant fees for masterplan design drafting, public exhibition, and associated community consultation costs are within the existing DPOP budget of \$160,000 for the 20/21 Financial Year. There are no unbudgeted financial implications for Council associated with the development and approval of the masterplan.

15. Following the proposed public exhibition period, a Council Report to seek endorsement of the final Heart of Play masterplan design will further detail the funding and implementation strategy for the masterplan. The *Draft Development Contributions Plan 2021* contains items for upgrades to the open spaces within the Heart of Play masterplan area. If the *Draft Development Contributions Plan 2021* is adopted following its current public exhibition, the collection of the following apportioned funds will support implementation of the Heart of Play masterplan endorsed design:

<i>excerpted from Draft Development Contributions Plan 2021</i>				
Appendix F, Work Program Item No.	Description	Apportioned Cost (,000)	Priority	Timing
O03	Old Sales Yard and/or Sherwin Park	\$5,175	A	0-5 years
O15	Barton	\$2,075	A	0-5 years
O16	Doyle Ground	\$1,950	A	0-5 years
O17	PH Jeffery	\$1,038	A	0-5 years

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				
CAPEX				
External				
Internal				

Other				
Total CAPEX	Nil			
Funding Source	NA			

Rosamund Palmer
Place Manager

Bruce Mills
Group Manager Place Services

Bryan Hynes
Executive Director Property & Place

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

- | | | |
|-------------------|--|----------|
| 1 | Heart of Play Masterplan Community Engagement Report | 11 Pages |
| 2 | Heart of Play Masterplan | 38 Pages |

REFERENCE MATERIAL



Heart of Play Master Plan Engagement Outcomes



The City of Parramatta is undertaking a master planning process with the community that will provide the blueprint for an outdoor sporting and recreation network in North Parramatta.

In June 2020, the City of Parramatta commenced engagement to inform the Heart of Play (HoP) master plan. Consultation was delivered in parks across the master plan area and online, with the objective to seek input from key stakeholders and the community to inform the master plan.



Who we spoke to



500

local households received a flyer with information about the master planning process and how to have your say



750

survey responses were received (from both the Heart of Play and Dan Mahoney Reserve surveys)



~290

responses on the unstaffed pop-up boards located in each of the 7 parks included in the master plan area



16

people participated in online workshops for engagement relating specifically to the future uses of Dan Mahoney Reserve



15

telephone interviews with stakeholders from sporting peak bodies and local groups



13

email submissions from community members and stakeholders



10

scavenger hunt forms completed

What did we hear

Community and stakeholder engagement participants told us they value the unique network of open spaces across the Heart of Play master plan area, expressing appreciation for its large and diverse spaces that allow for a range of active and passive recreation activities, including play, walking, dog-walking, cycling, organised sport and social gatherings.

Six main themes emerged from the feedback:



Shade and amenity



Walking and cycling connections



Informal recreation and sharing



Increase the capacity of sporting spaces



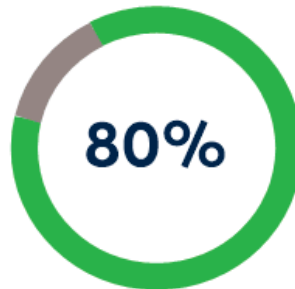
Recreation with dogs



Diverse and inclusive spaces

Increased shade and amenity to support community use

There was a clear desire for the master plan area to support community use for all ages and abilities by increasing shade and trees and improving the amenity of open spaces.



of survey respondents want to see more shade and trees for cooling and comfort in hot summer months. People also want to see more accessible public toilets, shaded seating areas and pathways, BBQ areas, water bubblers, increased maintenance and lighting to support safety and use at night.

- 73% of survey respondents support more lighting at night to increase sense of safety and use at night.
- 72% of survey respondents support more public toilets that are accessible for all abilities and are open more frequently throughout the day and during the evening.
- Survey respondents would like to see cafes/kiosks (64%) and BBQ and picnic areas (60%) to support social gatherings and make open spaces more welcoming and user-friendly.



Walking and cycling pathways and connections



Walking, cycling and active transport connections to and from the master plan area was a strong theme throughout the consultation.

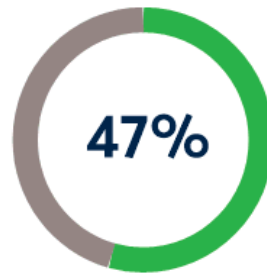


60% of survey respondents want to see more spaces to walk and cycle in and around parks included in the master plan area.

- 57% of survey respondents support more pedestrian road crossings to enable safe and easy walking connections to and from open spaces in the master plan area.
- People said they would like to see more amenity along pathways such as shade, toilets, bubblers and signage to support comfort of use.
- People said there can be conflicts on shared pathways between cyclists, walkers, dogs, skaters and children, with expressed need for wider and separated paths that support shared use.

Spaces for informal recreation and sharing

People supported the master plan area providing flexible shared spaces for recreation that support informal recreation activities for a range of community users of all ages and abilities.



of survey respondents would like to see flexible space for more informal recreation like sports and games for children and families.

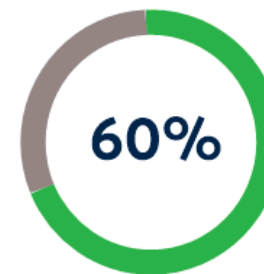
- 50% of survey respondents support more multi-use outdoor courts, as well as more outdoor fitness equipment for use.
- Some people expressed concerns about shared use of spaces, for example between dogs and children playing, or walkers and cyclists, and people who use parks for active versus passive recreation.
- Some people wanted to see quiet spaces for passive recreation, relaxation and connection to nature.



Increasing capacity, flexibility and amenity of sporting spaces



People want the master plan to support increased capacity, flexibility and amenity of sporting spaces to improve formal sporting use.



of survey respondents think the variety of sporting and recreation activities accommodated for in the master plan area is adequate, while 29% would like to see more spaces to play formal sport and 27% would like to see more formal team sports facilities.

- Recreation user groups and sporting peak bodies said there is a need for upgrades to and increased maintenance of facilities and sporting grounds to support utilisation and retain membership.
- Recreation user groups would like to see more shade, seating, toilets and bubblers in proximity to fields to support amenity for players and spectators.
- There was a strong need expressed for female-friendly facilities including separated change rooms and showers to support a trend of increasing female participation in sport.

Managing and providing for dogs across the open space network

People want the master plan to support recreation for dog owners and their pets.



People told us they like having access to open spaces in the Heart of Play master plan area that they can visit with their dog.

- 25% of survey respondents to the Heart of Play master plan survey said they would like to see more spaces for dogs to run and play, while 21% wanted to see less and 43% wanted to see the same amount. Some respondents expressed concerns about conflicts arising from shared use of spaces with dogs, including play spaces, sports spaces and picnic areas.
- 72% of respondents to the Dan Mahoney Reserve survey do not support Council's proposal to build a sporting space at Dan Mahoney Reserve, and the majority want to retain the large size of the existing dog off-leash area that supports recreation with dogs and fosters social connections*.

To read detailed findings of engagement conducted focusing specifically on future uses of Dan Mahoney Reserve, please click [here](#).

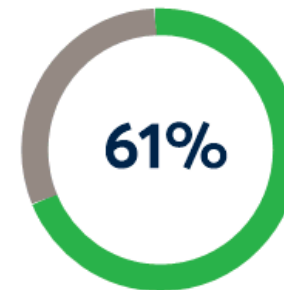
*Consultation included two surveys, one focusing on the Heart of Play master plan area overall, and one specifically on future uses of Dan Mahoney Reserve.



Upgrading and providing more diverse and inclusive play spaces



People want the master plan to support play for people of all ages and abilities by upgrading existing play spaces and providing more diverse and inclusive play for everyone to enjoy.



61% of survey respondents would like to see more play equipment for kids, with support for play that is inclusive, fun and adventurous for all ages.

- 56% of survey respondents support more water play, particularly for children and families to provide relief from increasingly hot summer weather.
- Participants would like diverse play spaces where families can play together, including nature play that invokes a sense of adventure and managed risk as well as inclusive play for all abilities.
- Survey respondents expressed a need for increased amenity of existing play spaces to support children and adults including more shade, water bubblers and accessible public toilets.

Next Steps

The community consultation will inform the development of two 'Heart of Play' master plan options.

The master plan options will go on public exhibition in 2021. The community will have the opportunity to have their say on the options before a design is finalised.



Heart of Play Master plan

March 2021





Report Title: Heart of Play - Master plan

Client: City of Parramatta

Version: Final

Date: 25 March 2021

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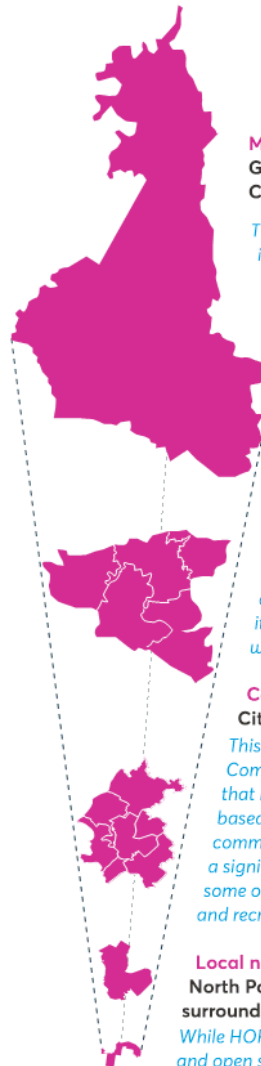
1. Introduction

The City of Parramatta 'Heart of Play' (HOP) master plan is a plan to deliver a sporting and recreation open space network. The HOP master plan has been guided by City of Parramatta's (Council's) strategic planning, community engagement, and community infrastructure needs.

The master plan provides a long-term strategic vision for a central sporting, open space, and recreation network in a rapidly growing and densifying part of the City of Parramatta Local Government Area (LGA).

HOP master plan offers an exciting opportunity to plan for the delivery of an innovative, multipurpose, generous, and resilient open space network for North Parramatta and surrounding areas to address significant identified demand for new and embellished space.

The master plan leads to the creation of a strong sense of place for the local community, addresses local social, sporting and recreational infrastructure gaps and needs, and contributes to district and LGA wide needs as part of a linked network of open space and recreation facilities.



Metropolitan scale:
Greater Sydney and the Central City District

The City of Parramatta plays an important role within Greater Sydney as the 'second CBD' a metropolitan focus area for new jobs and housing. With significant growth forecast, existing open spaces will need to work harder to meet the needs of current and future residents.

Regional Scale:
City of Parramatta

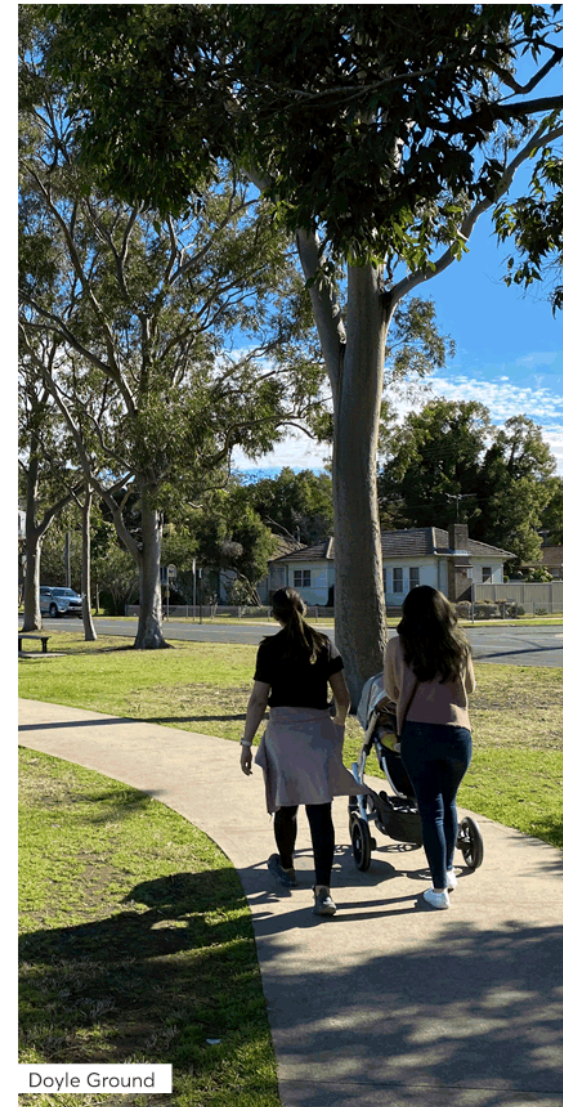
HOP is a regionally significant collection of open spaces and sportsgrounds, meaning it plays a role in servicing the whole of the LGA.

Catchment scale:
City of Parramatta

This report aligns with the Community Infrastructure strategy that is underpinned by a catchment based approach to planning for community infrastructure. HOP offers a significant opportunity to meet some of Catchment 4's future sport and recreation needs

Local neighbourhood scale:
North Parramatta and immediate surrounds

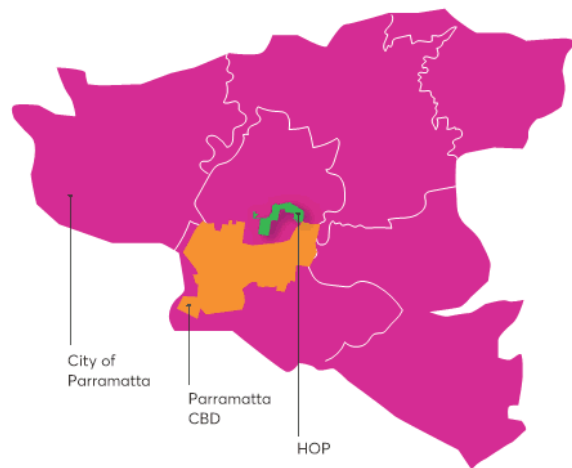
While HOP is a cluster of regional sports and open space, it still needs to service the needs of the immediate suburb and residents who will use the park to meet their daily recreation needs.



Doyle Ground

HOP study area

The HOP study area is located in North Parramatta in the City of Parramatta LGA.



HOP includes seven connected major open spaces including Doyle Ground, Sherwin Park, Dan Mahoney Reserve, Old Salesyard Reserve, Corry Court Reserve, Barton Park and PH Jeffery Reserve.

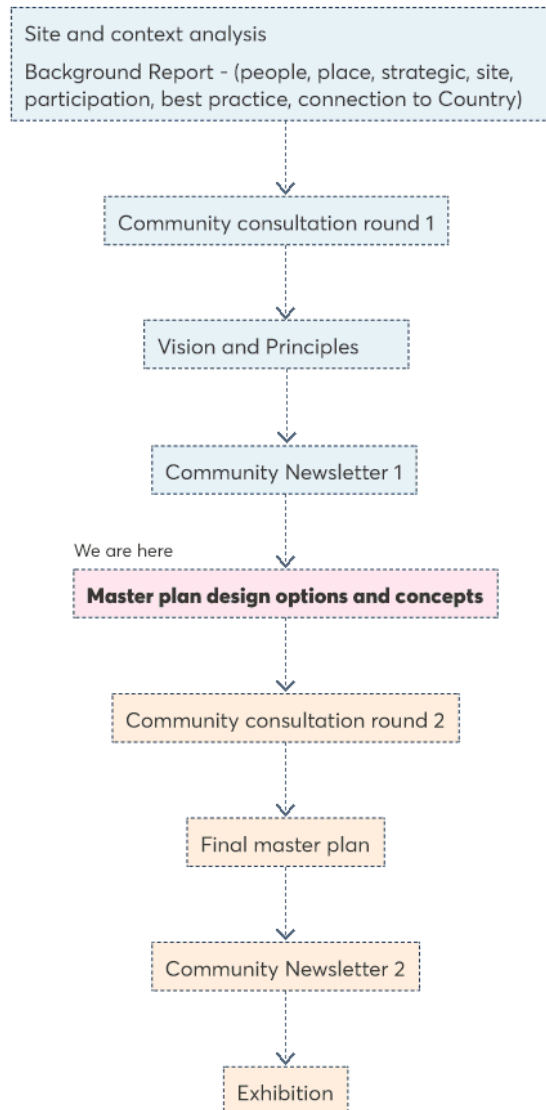
These seven connected open spaces comprise 30 hectares of open space just two blocks east of the Parramatta CBD's northern extent. The seven open space areas that form HOP are well-used and beloved by the community. Their coordinated improvement will optimise and increase their collective use.

Master plan process

The HOP master plan was developed in 2020 informed by the local community, internal Council staff, site users and stakeholders.

The master plan is guided by a number of evidence based indicators of needs including:

- Strategic context analysis of Council plans and strategies
- Site analysis, opportunities and constraints
- Demographic analysis
- Community and stakeholder engagement
- Analysis of participation trends
- Analysis of best practice trends and principles



Doyle Ground

What the community told us

1.2.1. Who we spoke to

Consultation was delivered in parks across the master plan area and online, with the objective to seek input from the community and key stakeholders to inform the master plan. You can read the full community consultation outcomes report or download a summary, at this [link](#).

1.2.2. What did we hear

Community and stakeholder engagement participants told us they value the unique network of open spaces across the Heart of Play master plan area, expressing appreciation for its large and diverse spaces that allow for a range of active and passive recreation activities, including play, walking, dog-walking, cycling, organised sport and social gatherings.

Six main themes emerged from the feedback:



500
local households received a flyer with information about the master planning process and how to have your say



750
survey responses were received (from both the Heart of Play and Dan Mahoney Reserve surveys)



~290
responses on the unstaffed pop-up boards located in each of the 7 parks included in the master plan area



16
people participated in online workshops for engagement relating specifically to the future uses of Dan Mahoney Reserve



15
telephone interviews with stakeholders from sporting peak bodies and local groups



13
email submissions from community members and stakeholders



10
scavenger hunt forms completed



Shade and amenity



Walking and cycling connections



Informal recreation and sharing



Increase the capacity of sporting spaces



Recreation with dogs

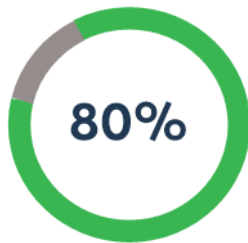


Diverse and inclusive spaces



Increased shade and amenity to support community use

There was a clear desire for the master plan area to support community use for all ages and abilities by increasing shade and trees and improving the amenity of open spaces.



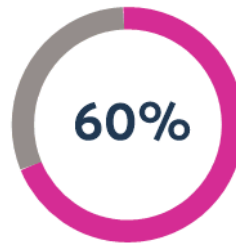
80% of survey respondents want to see more shade and trees for cooling and comfort in hot summer months. People also want to see more accessible public toilets, shaded seating areas and pathways, BBQ areas, water bubblers, increased maintenance and lighting to support safety and use at night.

- 73% of survey respondents support more lighting at night to increase sense of safety and use at night.
- 72% of survey respondents support more public toilets that are accessible for all abilities and are open more frequently throughout the day and during the evening.
- Survey respondents would like to see cafes/kiosks (64%) and BBQ and picnic areas (60%) to support social gatherings and make open spaces more welcoming and user-friendly.



Walking and cycling pathways and connections

Walking, cycling and active transport connections to and from the master plan area was a strong theme throughout the consultation.



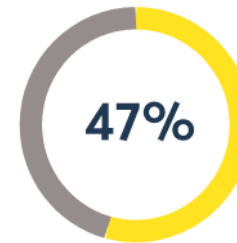
60% of survey respondents want to see more spaces to walk and cycle in and around parks included in the master plan area.

- 57% of survey respondents support more pedestrian road crossings to enable safe and easy walking connections to and from open spaces in the master plan area.
- People said they would like to see more amenity along pathways such as shade, toilets, bubblers and signage to support comfort of use.
- People said there can be conflicts on shared pathways between cyclists, walkers, dogs, skaters and children, with expressed need for wider and separated paths that support shared use.



Spaces for informal recreation and sharing

People supported the master plan area providing flexible shared spaces for recreation that support informal recreation activities for a range of community users of all ages and abilities.



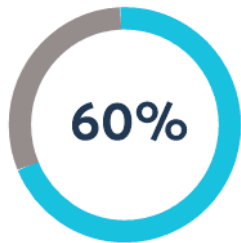
47% of survey respondents would like to see flexible space for more informal recreation like sports and games for children and families.

- 50% of survey respondents support more multi-use outdoor courts, as well as more outdoor fitness equipment for use.
- Some people expressed concerns about shared use of spaces, for example between dogs and children playing, or walkers and cyclists, and people who use parks for active versus passive recreation.
- Some people wanted to see quiet spaces for passive recreation, relaxation and connection to nature.



Increasing capacity, flexibility and amenity of sporting spaces

People want the master plan to support increased capacity, flexibility and amenity of sporting spaces to improve formal sporting use.



of survey respondents think the variety of sporting and recreation activities accommodated for in the master plan area is adequate, while 29% would like to see more spaces to play formal sport and 27% would like to see more formal team sports facilities.

Consultation with recreation user groups and sporting peak bodies indicated that there is a need for upgrades to and increased maintenance of facilities and sporting grounds to support utilisation of sporting spaces in the Heart of Play master plan area. Some user groups noted that lack of amenity is a challenge in retaining local players. Suggested improvements across sporting spaces include:

- Increased separated change rooms and showers to support increasing female participation in formal sports such as cricket, touch football, soccer juniors and rugby league
- Increased sporting equipment including soccer/AFL goal posts and additional cricket nets that cater to different age groups
- Increased lighting of facilities and grounds for use at night including circuit path lighting and lighting at amenities blocks
- Increase shade, seating, toilets and bubblers in proximity to fields to increase amenity for players and spectators
- Opportunity to better publicise Council's formal booking system of spaces across the network, to support equitable use and sharing
- Improved amenities and access for more user groups at Doyle Ground
- Increased storage spaces, in particular to support sharing
- Improved accessibility of spaces and facilities to support inclusion of all abilities, and
- Improved playing surfaces, including surfacing, drainage and irrigation of fields.



Doyle Ground



Managing and providing for dogs across the open space network

People want the master plan to support recreation for dog owners and their pets.



People told us they like having access to open spaces in the Heart of Play master plan area that they can visit with their dog.

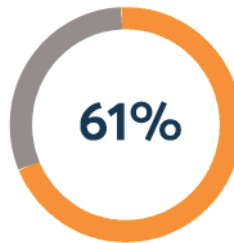
- 25% of survey respondents to the Heart of Play master plan survey said they would like to see more spaces for dogs to run and play, while 21% wanted to see less and 43% wanted to see the same amount. Some respondents expressed concerns about conflicts arising from shared use of spaces with dogs, including play spaces, sports spaces and picnic areas.
- 72% of respondents to the Dan Mahoney Reserve survey do not support Council's proposal to build a sporting space at Dan Mahoney Reserve, and the majority want to retain the large size of the existing dog off-leash area that supports recreation with dogs and fosters social connections.

10 Parramatta Heart of Play | Master plan report



Upgrading and providing more diverse and inclusive play spaces

People want the master plan to support play for people of all ages and abilities by upgrading existing play spaces and providing more diverse and inclusive play for everyone to enjoy.



of survey respondents would like to see more play equipment for kids, with support for play that is inclusive, fun and adventurous for all ages.

- 56% of survey respondents support more water play, particularly for children and families to provide relief from increasingly hot summer weather.
- Participants would like diverse play spaces where families can play together, including nature play that invokes a sense of adventure and managed risk as well as inclusive play for all abilities.
- Survey respondents expressed a need for increased amenity of existing play spaces to support children and adults including more shade, water bubblers and accessible public toilets.



Doyle Ground



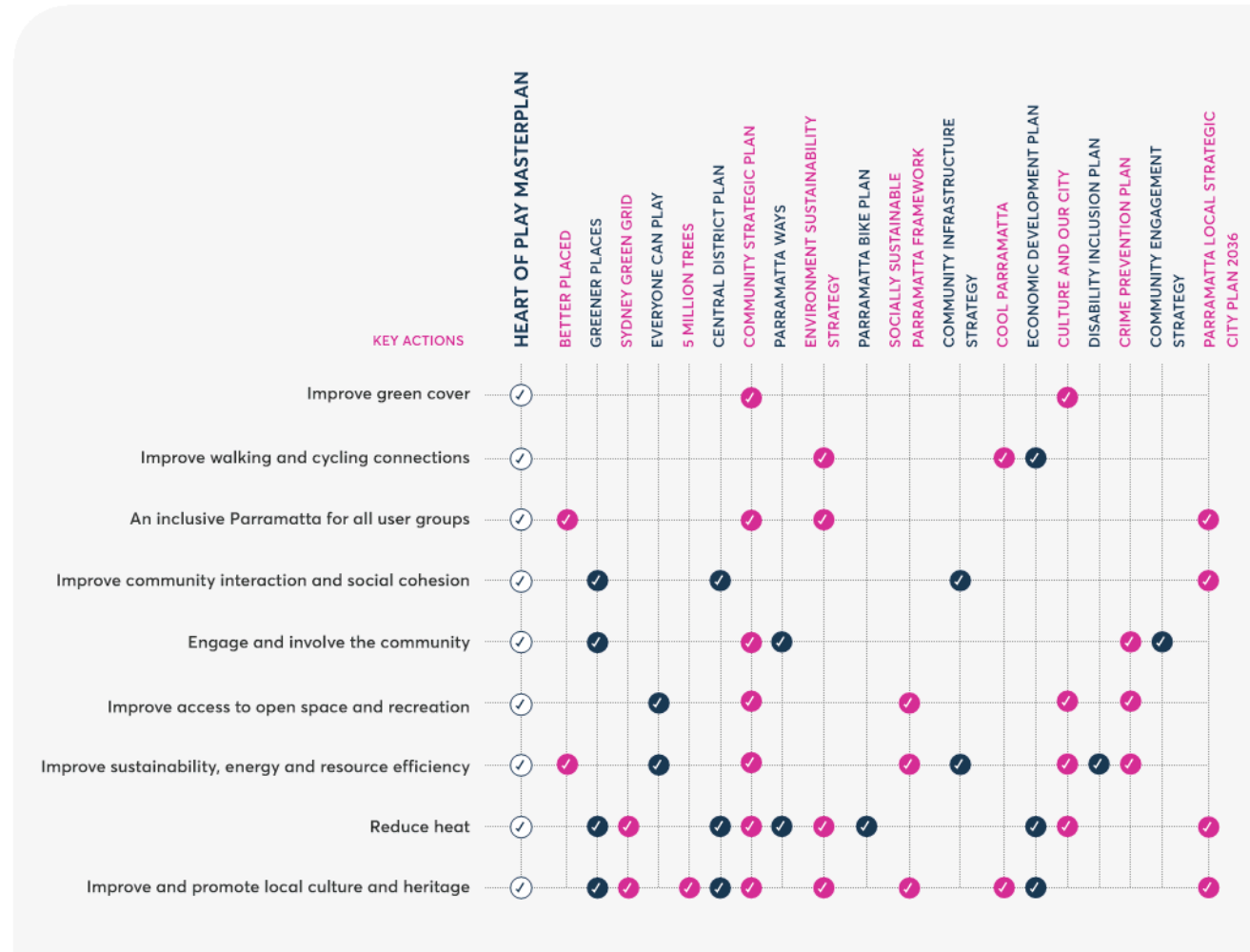
Dan Mahoney Reserve

2. Strategic policy context

City of Parramatta and NSW Government strategies and plans are key drivers for the HOP master plan.

Priority actions across a range of strategies include:

- Improve green cover
- Improve walking and cycling connections
- An inclusive Parramatta for all user groups
- Improve community interaction and social cohesion
- Engage and involve the community
- Improve access to open space and recreation
- Improve sustainability, energy and resource efficiency
- Reduce heat
- Improve and promote local culture and heritage



Community and sporting infrastructure needs

City of Parramatta's Community Infrastructure Strategy (CIS) outlines City of Parramatta Council's long term direction for social infrastructure provision.

The CIS identified the following community infrastructure needs for the LGA and Catchment 4, where HOP is located. An additional 99,044 people will be living in Catchment 4 by 2041 and accessing Heart of Play for sport and recreation. Where possible and appropriate, HOP can address some of the community infrastructure needs identified in the CIS for Catchment 4.

CIS Parramatta LGA needs (by 2041)	What does the HOP masterplan deliver?
<p>Sporting fields</p> <ul style="list-style-type: none"> +338 ha of additional sporting fields. Increase carrying capacity of fields through improvements in drainage, irrigation and turf quality. Increase shared use of fields by multiple sporting clubs. 	<ul style="list-style-type: none"> Old Saleyards - Synthetic fields to increase carrying capacity. Barton Park - Relocated throwing cages to accommodate full size field. Dan Mahoney - new flexible use lawn space.
CIS Catchment 4 needs (by 2041)	What does the HOP masterplan deliver?
<p>Parks, outdoor recreation and sportsground open space</p> <ul style="list-style-type: none"> +239 ha of additional parks, outdoor recreation and sportsground open space. 	<ul style="list-style-type: none"> Retain all open spaces within HOP, while making them multi-purpose and maximising their use.

Continued on next page

The needs identified in the CIS informs the HOP masterplan to:

- Increase capacity and improve access to existing facilities
- Provide more outdoor gyms and exercising areas
- Provide outdoor community gathering spaces / picnic
- Provide multi-purpose community spaces
- Create a network of inclusive play spaces & improve Value
- Increased provision of sporting fields
- Provide more cricket practice space
- Provide off-leash dog areas
- Create more walking and cycling loops
- Improve youth recreation

CIS Catchment 4 needs (by 2041)	What does the HOP masterplan deliver?
<p>Youth recreation</p> <ul style="list-style-type: none"> High need to increase provision of youth recreation within the Catchment Major projects were not identified within HOP 	<ul style="list-style-type: none"> PH Jeffery Reserve car park proposed to be a skateable hardstand area . Circuit paths for shared use.
<p>Fitness and exercise spaces</p> <ul style="list-style-type: none"> Moderate need to increase provision of fitness and exercise spaces within the Catchment 	<ul style="list-style-type: none"> Upgrades to all existing fitness stations at end of asset life.
<p>Play space network</p> <ul style="list-style-type: none"> +56 additional play spaces Increase play value of current play spaces including all abilities play offerings Increase local play through upgrade and redesign of existing pocket play 	<ul style="list-style-type: none"> Doyle Ground - Upgraded play space and line of swings. Corry Court play street.
<p>Active recreation</p> <ul style="list-style-type: none"> Increased the provision of multipurpose hard courts, tennis courts and cricket nets. 	<ul style="list-style-type: none"> PH Jeffery Reserve - New multisport hard court. Relocate/upgrade of existing tennis courts. Sherwin Park - upgrade to hard court. Doyle Ground - 2 x new cricket nets.
<p>Community recreation</p> <ul style="list-style-type: none"> Expand offerings for targeted groups (e.g. young people, multi-cultural groups, over 55s) Increase all abilities offerings Improve access through quality and design including universal design standards, lighting, amenities and sustainability principles 	<ul style="list-style-type: none"> Sherwin Park - new Community Garden area pending community interest and BBQ amenities. PH Jeffery Reserve - local passive park. Barton Park/Doyle Ground - New picnic tables/BBQs. All parks - Additional seating .
<p>Trail and circuit paths</p> <ul style="list-style-type: none"> Potential to strengthen connections within and between parks and outdoor recreation areas 	<ul style="list-style-type: none"> New and upgraded circuit paths to all open spaces



Sherwin Park

3. Demographic context

City of Parramatta LGA

The HOP study area is located in City of Parramatta LGA. City of Parramatta LGA has a consistently growing population. In 2016, the resident population was 234,444 (an increase of 31,239 people since 2011). By 2041, according to NSW Department of Planning projections, the resident population will have increased by a further 252,591 residents to around 487,037 people.

Overall, the City of Parramatta LGA is a younger, higher income population compared to Greater Sydney, with a lower proportion of people living alone, more medium and high-density housing, and similarly priced housing costs but higher housing stress. However, there are pockets of disadvantage and vulnerability including low income households, people who speak a language other than English at home, people with disability and unpaid carers.

Planning catchment 4

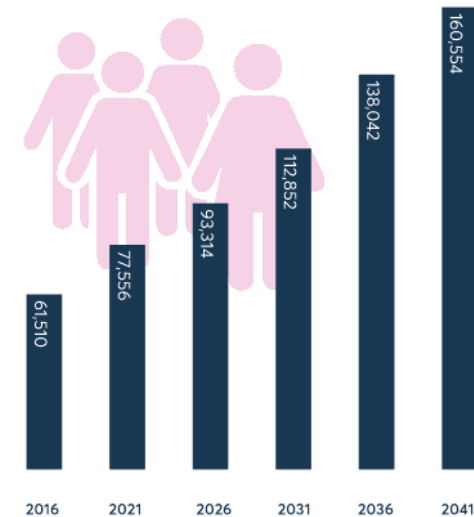
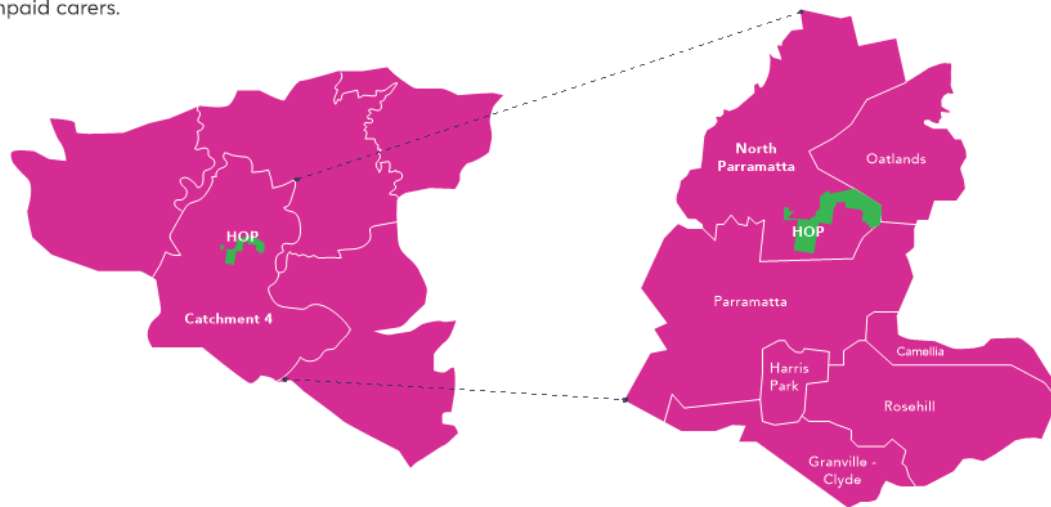
City of Parramatta is divided into six planning catchments. The HOP study area is located in Catchment 4, including the suburbs of Parramatta, Granville, Camelia, North Parramatta, Oatlands, Harris Park, Mayshill, Rosehill and Clyde. City of Parramatta uses these Plannig Catchments to plan for community infrastructure needs.

In 2016, Catchment 4 shares similar demographic characteristics to the City of Parramatta LGA, with major differences being higher population growth, cultural diversity and significantly higher proportion of high and medium density housing.

The population will increase by 99,000 people in the next 20 years.



Catchment 4 population is estimated to grow by 99,046 in the next 20 years, which amounts to 39% of the growth in CoP LGA. A majority of this increase will be witnessed in Parramatta CBD, Parramatta and Camellia suburbs.

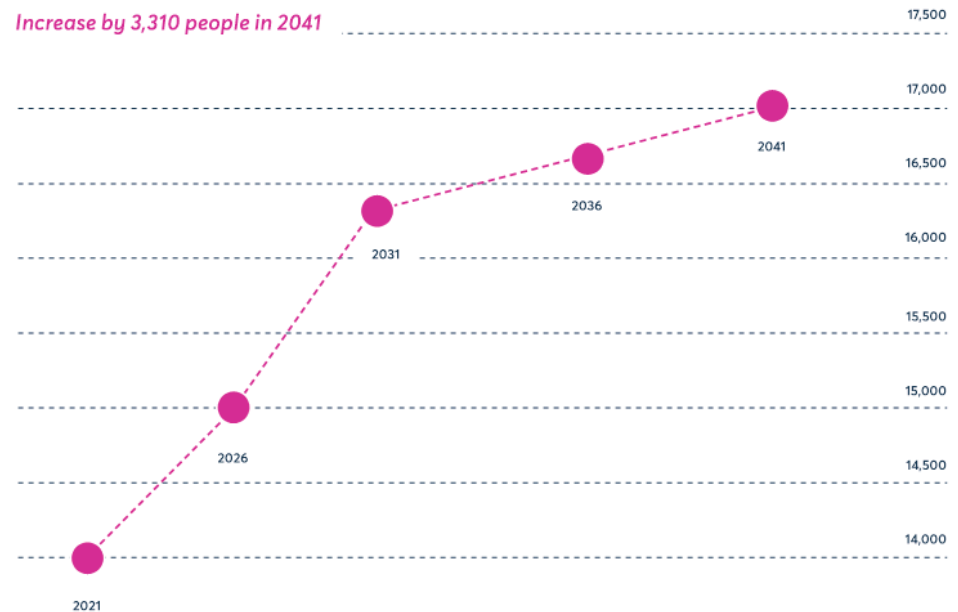
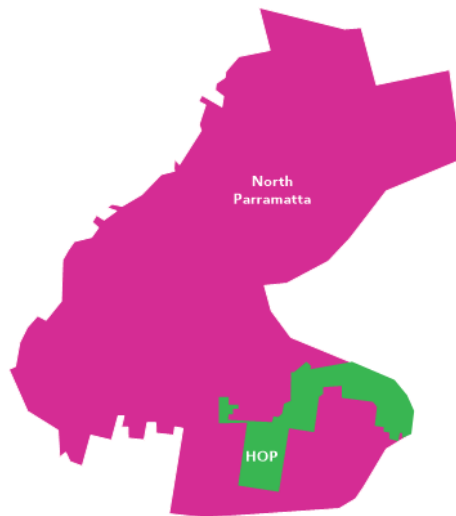


North Parramatta

The HOP study area will service the local community living in the suburb of North Parramatta Census of Population and Housing data.

North Parramatta has a consistently growing population. In 2016, the resident population was 13,879. By 2041, according to NSW Department of Planning projections, the resident population will have increased by a further 3,310 residents to around 17,189 people.

Taking the immigration pattern into account, in the next 20 years, North Parramatta will have an even higher population of people from India and China.



The demographic character of immediate neighbours - Heart of Play area

While the HOP master plan will service sporting and recreation needs for the North Parramatta area, and the growing and increasingly dense Catchment 4, the HOP master plan will also need to consider the informal, social and recreational local needs of the residents living around its edges.

The areas neighbouring the seven HOP open spaces are home to a highly diverse community with a majority of residents born overseas, especially from India and China. At 27.7% of the population, the proportion of people under 18 years of age is higher in many of the neighbourhoods compared to Greater Sydney (22%). The percentage of people over 65 yrs of age (up to 22.7%) is also higher in some neighbourhoods in comparison to Greater Sydney (13.9%).

A large proportion of the population live in high and medium density housing (64%) in comparison with City of Parramatta and Greater Sydney (high density - 33.8% and 23.5% respectively). Given the density of the site, there will be a need for the master plan to balance the needs of locals needing "a backyard" away from home, and broader district and regional sporting infrastructure needs.



4. Site analysis

Existing uses

HOP provides important community infrastructure including open space, sports, and recreational facilities. The HOP parks and open spaces are currently used by many people, not only people who live in the immediate surrounding areas, but also visitors and workers who may rely upon HOP to meet their recreation and sporting needs.

No.	Space	Description
1	Barton Park	1 athletics oval, 1 pavilion, sport field lighting, exercise equipment, play space, long jump pit, throwing cages. Used for both senior and junior athletics in summer and winter, and used extensively for school sport carnivals.
2	Corry Court Reserve	Grassed and tree area
3	Dan Mahoney Reserve	Grassed oval for dogs off-leash, 1 club building, 2 containers, field lights
4	Doyle Ground	4 fields (which incorporate 10 touch football fields), 2 cricket pitches, sport field lighting, 1 pavilion, 2 exercise equipment, play space and circuit path. Used for touch football year round, AFL and hockey training in winter and cricket in summer.
5	Old Saleyards Reserve	2 fields, 1 pavilion, sport field lighting. Used for rugby league in winter.
6	P H Jeffery Reserve and Tennis Complex	Field 1 field, 1 throwing cage, shotput circles, sport field lighting, 1 pavilion. Used by soccer in winter. Tennis 17 synthetic floodlit grass courts, 1 pavilion. Used by tennis year round.
7	Sherwin Park	1 playspace, 1 outdoor court, picnic settings and shelter, path

Existing open space and sports infrastructure

The existing open space and sports infrastructure is distributed across the seven HOP parks and open space areas.



Existing community infrastructure and neighbourhood uses

There is a range of community infrastructure and neighbourhood uses within and nearby to the HOP study areas including including schools, childcare centres, shops, cafes, play spaces, dog parks, and fitness equipment.



1st Scout Hall Parramatta



The Container Cafe, Buller Street



Universities, Western Sydney University South Campus



Shopping Facilities, Victoria Road



Reggio Emilia Early Learning Centre



Parramatta East Public School



Old Saleyards

- 2 x rugby league fields
- 2 x club buildings
- Synthetic running track



P H Jeffery

- Field and throwing cages for athletics
- 17 outdoor courts with lights
- 2 x tennis club buildings
- 1 x field club building
- Field reconstructed in 2018

P H Jeffery Tennis Courts



Doyle Ground

- 4 x fields and lighting
- 2 x cricket pitches
- Club room
- 2 x exercise equipment
- Play space
- Picnic settings
- Circuit path

Doyle Ground - Parramatta Touch Football



Barton Park

- Athletics track and lighting
- Club building
- Exercise equipment
- Play space
- Oval track
- Long jump pit
- Throwing cages
- Used for senior and junior athletics in summer and winter and extensively for school sport carnivals

Barton Park - Parramatta Little Athletics



Sherwin Park

- Play space
- Outdoor court
- Picnic settings and shelter
- Path



Dan Mahoney

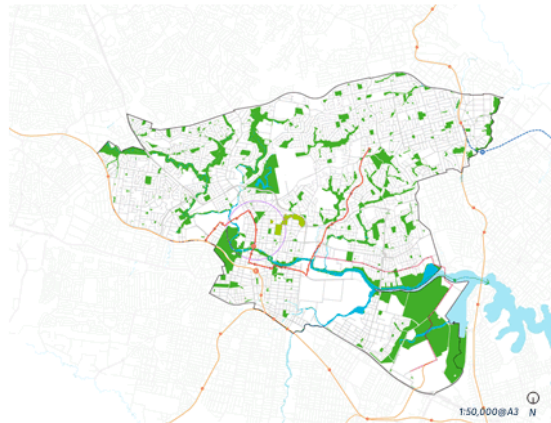
- Grassed oval for dog off-leash area
- Club building
- 2 x containers
- Field lights

Dan Mahoney Reserve - Off Leash Dog Park

Public Transport

Regional Public Transport Network

- There are ample public transport connections within the LGA.
- Future Light rail connections will improve the Central Business District (CBD) mobility and wider connections to key destinations / town centers.



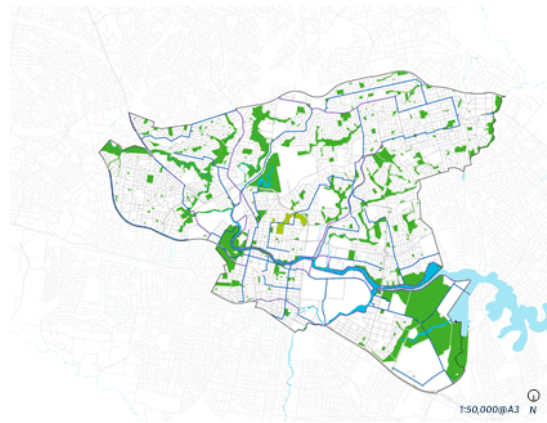
Legend

- Site
- Open Space
- Water-feature
- Roadways
- Parramatta LGA boundary
- Light Rail (Stage 1)
- Light Rail (Stage 2)
- Train Line
- Metro Line
- Ferry Route
- 10min walking radius from nearest Light Rail Stop to HoP (1km radius)

Cycle Infrastructure

Future Regional Cycle Network

- There are many proposed regional cycle routes connecting the CBD to the greater open space network, including the site
- Multiple opportunities to support the proposed network through cycle parking, cycle routes and green infrastructure on site.



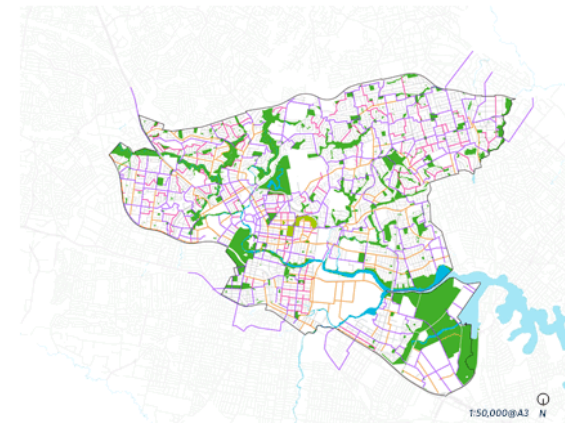
Legend

- Site
- Open Space
- Water-feature
- Roadways
- Parramatta LGA boundary
- Regional Cycle On Road
- Regional Cycle Off Road

Pedestrian Network

Parramatta Ways

- Mapping details the proposed regional walking route.
- The pedestrian network is to be supported by the improved greening of street and open space corridors, and improved public transport infrastructure.



Legend

- Site
- Open Space
- Water-feature
- Roadways
- Parramatta LGA boundary
- Major Route
- Intermediate Route
- Local Route

Mobility within Heart of Parramatta

Public Transport, Pedestrian and Cycle

- The site is well connected to the proposed Parramatta Ways network and is an important green corridor for the scheme.
- There are ample bus connections, mostly east-west.
- Cycle amenity (i.e parking) could be improved.



Legend

- Site
- Open Space
- Water-feature
- Roadways
- Bus Route
- Bus Stop
- Major Route
- Intermediate Route
- Local Route
- Proposed Cycle (on road - painted)
- Proposed Cycle (on road - mixed traffic)
- Proposed Cycle (off road - shared path)

Indigenous Heritage

- Within the site, both Doyle Ground and Sherwin Park are recognised as areas of high sensitivity for Indigenous peoples.
- Further consultation and information is required to understand the implications and meaning of the levels of sensitivity.



Legend

- Site
- Open Space
- Water-feature
- Roadways
- High sensitivity site

Built Form + Use

- Primarily finer grain grid network of buildings.
- Most buildings on site/s are associated with the clubs and sporting entities that use the fields.
- Opportunity to improve and upgrade existing amenities.



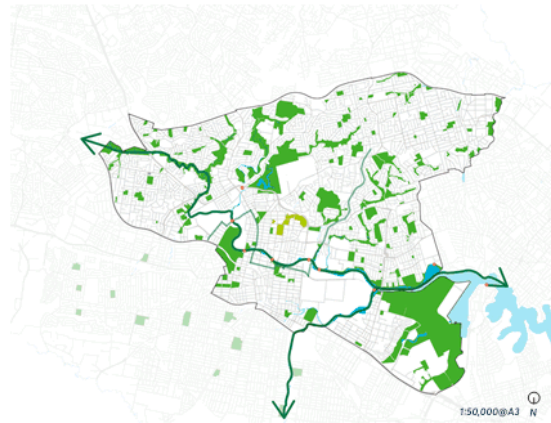
Legend

- Site
- Open Space
- Water-feature
- Roadways
- Built Form
- Club Building
- Club Building
- Club Building
- Club Building
- Club Building
- Club Building
- Parramatta City Tennis Courts + Club Buildings

Environment and Open Space

Green / Blue Network

- CoP is the epicenter for a number of key Green Grid opportunities
- Most green infrastructural opportunities are anchored off the Parramatta River and Lakes



Legend

- Site
- Open Space
- Water-feature
- Roadways
- Parramatta LGA
- Green Grid Major Opportunity
- Light Rail
- Key Green Grid Node

Open Space Network

- Existing canopy is primarily located along the perimeter of the parks.
- Opportunity to increase the canopy coverage across site, tying into the green grid and contributing to the 40% canopy target for Greater Sydney.



Legend

- Site
- Open Space
- Water-feature
- All Saints Cemetery
- Print Alfred Square
- Collett Park
- Barton Park
- Burnside Gollan Reserve
- Belmore Park

Urban Canopy Coverage

- Despite being a considerable area of open green space, most of the site lacks canopy coverage.
- With the exception of Sherwin Park, all sites fall below 30% canopy coverage.



Legend

- Site
- <10%
- 10-20%
- 20-30%
- 30-40%
- >40%

Site conditions

Site Canopy

- Existing canopy is primarily located along the perimeter of the parks.
- Opportunity to increase the canopy coverage across site, tying into the green grid and contributing to the 40% canopy target for Greater Sydney.

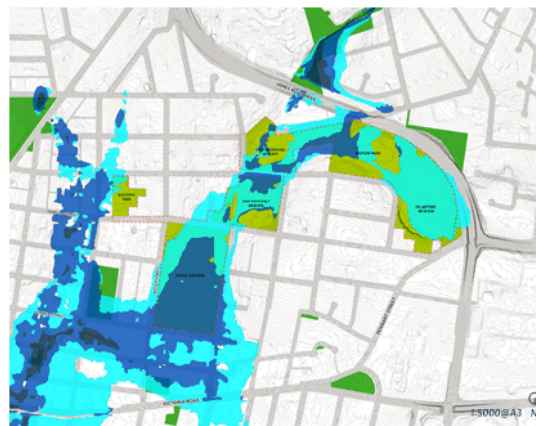


Legend

- Site
- Open Space
- Water-feature
- Existing canopy

Hydrology and Flooding

- All grounds within site are at risk of flooding.
- Primary Flood zone - Doyle Ground
- Opportunity to mitigate flooding through considered application of WSUD principles



Legend

- Site
- Open Space
- Water-feature
- Roadways
- Contours
- Flood - High Risk
- Flood - Medium Risk
- Flood - Low Risk

Soil

- Geologically, the site is primarily a dark grey shale / laminate mix and medium to coarse grained quartz sandstone.



Legend

- Site Boundary
- Road
- Alluvial
- Disturbed Terrain
- Residual
- Erosional

Contaminated Landscape

- Extensive testing undertaken on fields and open spaces across CoP
- Testing revealed no need for work in Doyle, though work required to ensure safety at Dan Mahoney

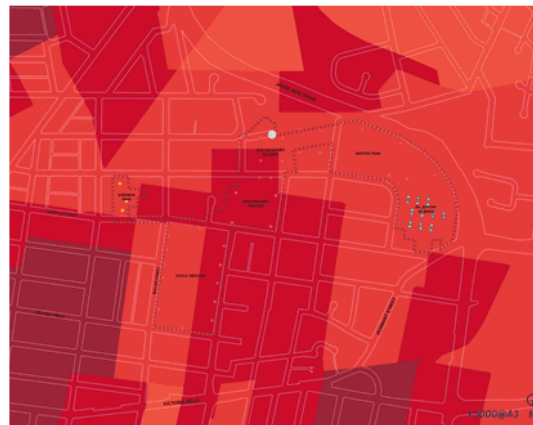


Legend

- Site
- Open Space
- Water-feature
- Roadways
- Land tested for contamination
- Land requiring remediation

Heat

- Mapping of 'Heat Vulnerability Index: representing exposure, sensitivity or adaptive capacity to urban heat on a scale of 1 to 5 (5 - high exposure + sensitivity, 1 - low exposure + sensitivity)
- Heat retention issues across the entire site.



Legend

- Site Boundary
- Road
- HVI Level 5
- HVI Level 4
- HVI Level 3
- HVI Level 2

Wind

- The site is exposed to predominantly winds from the south / southeast and west.
- Between September - January, the average wind speed is at the highest. During the winter months, the wind speeds are significantly lighter.



Above: Wind Rose data - 5 year averages Jan 2015 - Current (Extracted from Willy Weather Climate Statistics)

Infrastructure

Circulation, Private Transport and Parking

- Ample parking around the site and immediate streets for sporting events.
- Opportunity to improve pedestrian connections between the parks through wayfinding solutions.



- Legend**
- Site
 - Open Space
 - Water-feature
 - Roadways
 - Crossing Island
 - Council Footpath
 - Recreational Footpath
 - Signalised Intersection
 - 90 degree parking
 - Timed Parking (weekdays)
 - Street Parking
 - Informal Parking
 - Public Carpark
 - Major Road

Safety and Security

- Gates and fences have been applied to the Dan Mahoney Reserve and Old Saleyard Reserve for safety and security reasons.
- Opportunity to improve the safety of the underpass beneath James Ruse Drive.



- Legend**
- Site
 - Open Space
 - Water-feature
 - Roadways
 - Security Fence
 - Dog Park Fence
 - Private / Residential Fence-line
 - Dog Park Entry
 - Underpass

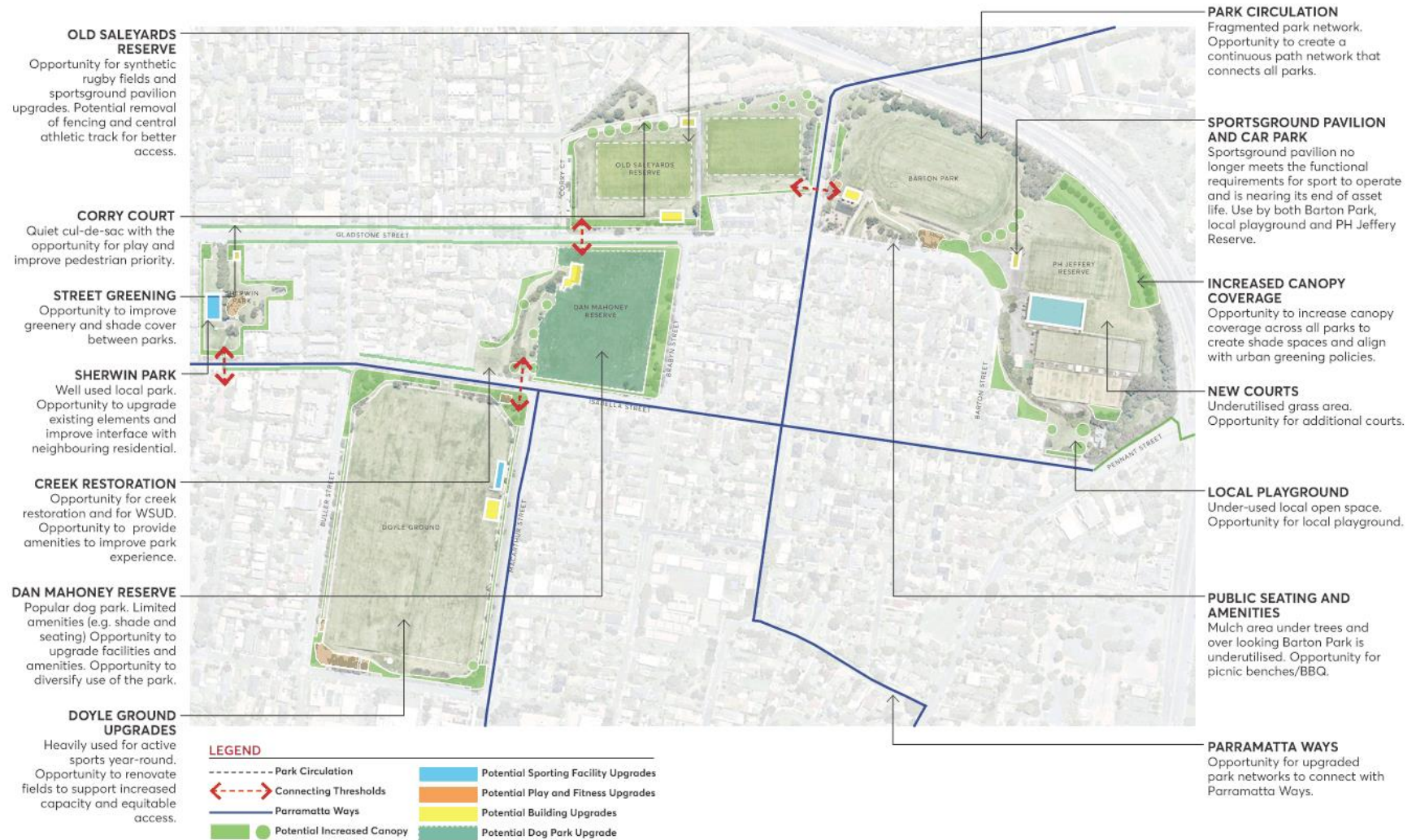
Services and Lighting

- Ample sports field lighting to most field spaces.
- More documentation / research required to determine if the lighting provided is adequate for future activities.



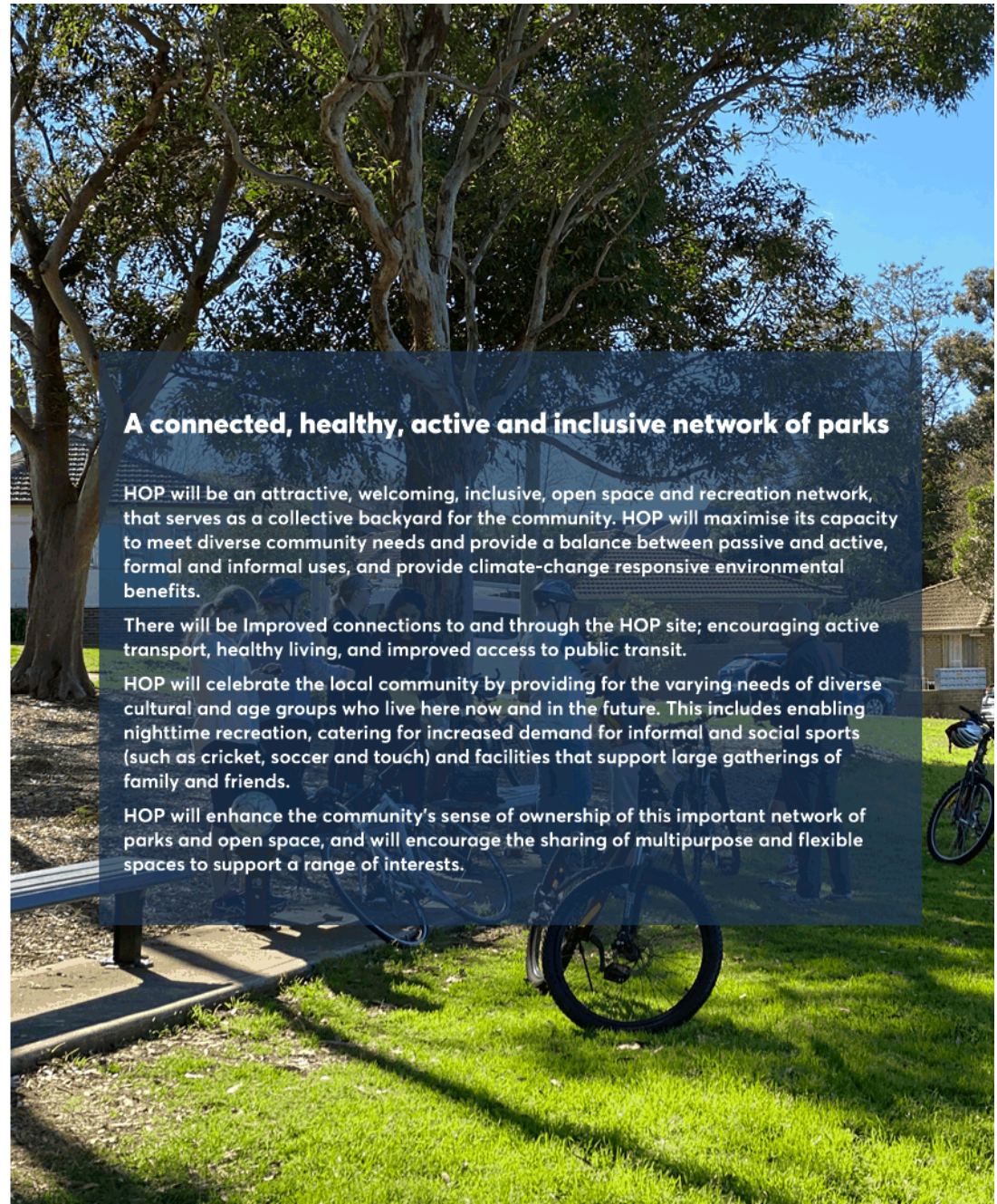
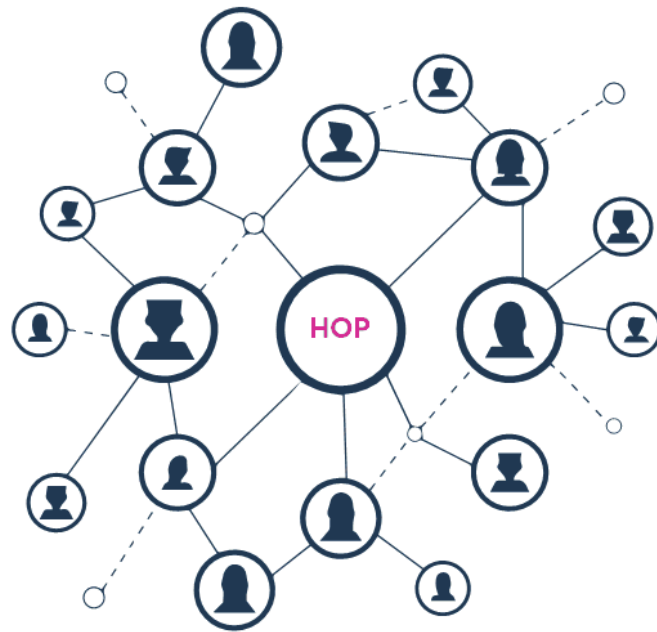
- Legend**
- Site
 - Open Space
 - Water-feature
 - Existing Sports Field Lighting
 - Tennis Court Lighting
 - Park Lighting
 - Roadways

Site opportunities and constraints



5. Vision & principles

5.1. Vision



A connected, healthy, active and inclusive network of parks

HOP will be an attractive, welcoming, inclusive, open space and recreation network, that serves as a collective backyard for the community. HOP will maximise its capacity to meet diverse community needs and provide a balance between passive and active, formal and informal uses, and provide climate-change responsive environmental benefits.

There will be Improved connections to and through the HOP site; encouraging active transport, healthy living, and improved access to public transit.

HOP will celebrate the local community by providing for the varying needs of diverse cultural and age groups who live here now and in the future. This includes enabling nighttime recreation, catering for increased demand for informal and social sports (such as cricket, soccer and touch) and facilities that support large gatherings of family and friends.

HOP will enhance the community's sense of ownership of this important network of parks and open space, and will encourage the sharing of multipurpose and flexible spaces to support a range of interests.

5.2. Principles



A connected and accessible network of parks

- The seven open space areas that form HOP will be improved to optimise their collective use for all regardless of age, culture or ability.
- Walking and cycling connections within and across the HOP parks will be universally designed and provided to improve the legibility of existing walking/ cycling infrastructure and to help establish a network of parks and open spaces.
- Improved active transport connections to existing and planned walking and cycle networks (Parramatta Ways & Parramatta Bike Plan) will be delivered including improved access to public transit.
- New walking circuits will be provided to improve health and fitness.
- Bridges will be provided across creeks to allow for a more connected network.



A welcoming place for all to play, day and night

- HOP will become the communal backyard for the growing community, where seniors, children, young people and families from all walks of life can come together to play, socialise, participate in sport, walk the dog and get happier and healthier.
- HOP parks will be improved with new shading, seating, bubblers and other amenities to make them more comfortable to play and stay. Some amenities will be Informal, playful, and welcoming to all.
- The parks will be the green lungs for the community, providing a cool place to be both day and night for the increasing number of people living in high density nearby.
- Parks will be designed to be flexible and multipurpose to support different uses.
- Creative lighting will be provided to enable safe night time use.
- HOP will provide free, informal and engaging places for children and young people to play, recreate, and learn in the outdoors, e.g. skate elements along the edges
- HOP will also provide gathering spaces for the elderly, inclusive, dynamic exercise equipment, and safe walking trails to encourage exercise.
- HOP will support a safe, and healthy living environment.



Improved spaces for active sport and recreation

- HOP will address gaps in the provision of sporting spaces for active recreation including improved sportsfields, provision of new sports spaces, improved and accessible pavilions, to support the needs of the growing North Parramatta and CBD community.
- HOP will optimise field use to improve capacity of existing sporting spaces and improve playing field surfaces to address high level of use.
- HOP will respond to the community's desire for spaces for informal and formal uses with improved facilities. It will deliver improved facilities for informal and social sports responding to local cultural interests such as more cricket nets.



A healthy and sustainable environment

- Employing water sensitive urban design (WSUD) principles will help combat flooding risks and establish a precedent for park landscapes.
- Increasing urban tree and plant canopies will help tackle the high temperatures the site experiences in summer.
- Increasing canopy coverage across the network of parks will cool the ground and create shaded 'rooms' for environmental comfort in the warmer months.
- Buffer planting with appropriately scaled low maintenance native vegetation will improve park amenity and make a contribution to urban biodiversity.

6. Master plan

The overall masterplan (shown on the right) is a conceptual layout that will guide future development to deliver on HOP's Vision. It addresses the vision through the four principles:

- A connected and accessible network of parks
- A welcoming place for all to play, day and night
- Improved spaces for active sport and recreation
- A healthy and sustainable environment

One of the seven open spaces included in the HoP master planned area is Dan Mahoney Reserve (DMR). Because DMR will be treated and upgraded as a first priority due to asbestos contamination, the DMR detailed design will now progress separately to the HoP master planning project.

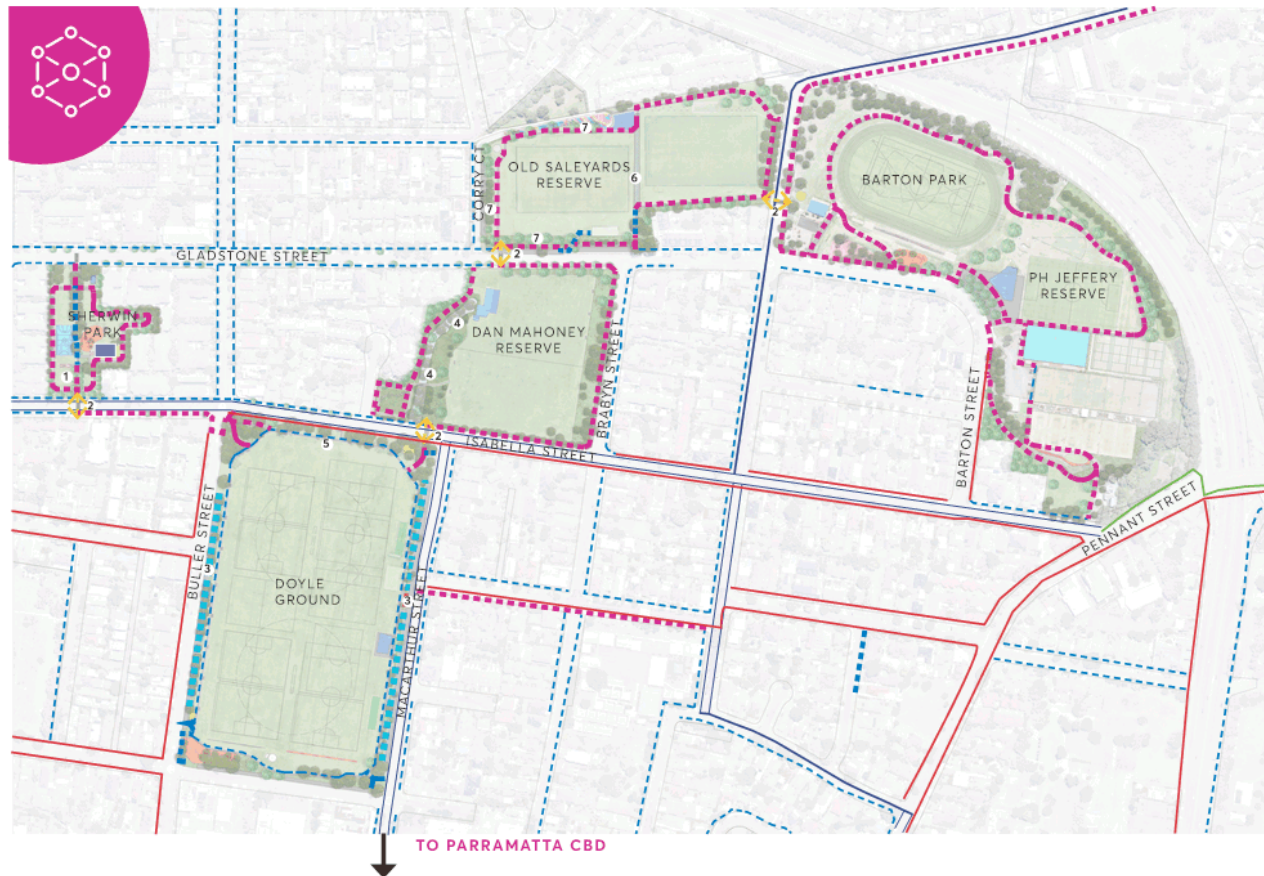
This master plan addresses DMR only in the context of its links to the other parks in creating a connected and accessible network of parks. Any master plan actions related to DMR (except for overall connections) are indicative only.

Overall master plan



Principle 1

A connected and accessible network of parks



KEY ACTIONS

Continuous shared path network throughout

- Creates a continuous and legible network of paths that provides circuit routes between parks and connects with the Parramatta Ways and Bike Plan networks.

1. Strengthened central axis

- Sherwin Park - Continuation of central tree avenue through to the south of park (including pedestrian lighting for night use).

2. Improved pedestrian crossings

- Improved pedestrian crossings at key locations to create pedestrian priority connections between the parks to form a continuous parkland path network.

3. Proposed gravel paths to parking interface

- 1m wide gravel paths to back of kerb, with low planting (max. 1m high) buffer to street. Through connections at max. 20m intervals.

LEGEND

Grass	Playgrounds
Planting	Fitness Stations
Amenities	Buildings
Paths/Hard Surface	Improved connections
Basketball/Multi Sports	Proposed Trees
Existing Paths	Existing Trees
Proposed Gravel Path	
Proposed Shared Paths - 3m wide	
PARRAMATTA BIKE PLAN	
On Road - Painted Bicycle Lane	
On Road - Mixed Traffic	
Off Road - Shared Path	
PARRAMATTA WAYS	
Walkable Streets	

4. Proposed bridges across creek

- Bridge crossings improve access to underutilised open space and allow for engagement with the creek line. Proposed shared path along west side of creekline, pending current investigations

5. Extended pathway use

- Solar pathway lighting installed for extended use.

6. Removal of running track

- Removal of track and associated fencing at Old Saleyards Reserve to improve permeability between fields.

7. Remove security fencing & bollard posts

- Old Saleyards Reserve - Replace bollard posts / fencing along Corry Court with sandstone boulders to double as seating and improve permeability/ access (consistent with recent works on Gladstone St).

VISION AND POLICIES

PARRAMATTA WAYS

- Create a Walkable City : Connect Parramatta by making walking safe, comfortable and attractive for all users across the LGA
- Improve the Environment: Improve the environmental performance of streets and walkways through significant tree planting and enhanced green corridor connections
- Support Healthy Lifestyles : Create an environment that encourages active living and improves wellbeing
- Engage the Community: Enable opportunities for increased community engagement and participation

PARRAMATTA BIKE PLAN

- To enhance the productivity and livability of Parramatta through an increase in cycling, helping foster healthy and connected residents, workers and visitors
- For cycling to be safe, and perceived as a safe and attractive option for all members of the community, for those aged 8 to 80
- To increase the proportion of people cycling in Parramatta to 5% of all trips to work, and 10% for those ending in the CBD

ACTIVE PARRAMATTA

- Improve community cohesion by using health and active participation to reduce barriers
- Increase participation to improve the communities' health and well-being



1. STRENGTHENED CENTRAL AXIS



2. IMPROVED PEDESTRIAN CROSSINGS



3. PROPOSED GRAVEL PATHS TO CAR PARKS



4. PROPOSED BRIDGES ACROSS CREEK



5. CIRCUIT PATHS IN PARKS



6. REMOVAL OF RUNNING TRACK & FENCING



7. REMOVE SECURITY FENCING & BOLLARD POSTS

Principle 2

A welcoming place for all to play day and night



LEGEND

Grass	Amenities	Basketball/ Multisports Courts	Playgrounds	Buildings	Proposed Trees
Planting	Paths/ Hard Surface	Community Garden	Fitness Stations	Seating Edges	Existing Trees

KEY ACTIONS

1. **Potential Community Garden**
 - Opportunity for small community garden in Sherwin Park pending community interest in stewardship, located for good solar access in underutilised area of park, and incorporating existing totem poles. Buffer planting to adjacent residential interface.
2. **Proposed Local Playgrounds**
 - Doyle Ground - Upgrade of local playground in progress, to include play for older children (ages 8-14).
3. **Primary Dog Park Space**
 - Dog park with upgraded amenities and facilities.
 - Agility elements, amenities (structured shade, trees, drinking stations, seating) at regular intervals around the boundaries of the park. Include double locked gates for all entries to dog park.
4. **Flexible Use Lawn Space**
 - The dog park at Dan Mahoney Reserve can increase in size at peak times to include the adjacent open lawn space. Fencing between the two spaces allows for simultaneous use for other activities, including dog agility, informal ball games and casual use.
5. **Formalise Carpark**
 - Upgrade car park to maximise capacity
 - Greening of interface with street, including shade trees. WSUD to minimise water runoff (e.g. rain gardens to edges).
6. **Upgraded Amenities**
 - New seating at regular intervals around perimeter of fields and active spaces. Combination of formal seating and informal seating (e.g. sandstone logs as per recent upgrade works)

- Sherwin Park, Barton Park and Doyle Ground - New picnic seating and BBQ spaces, with lighting for early evening use.
 - Doyle Ground - Retain existing circuit path with option of future widening for a shared path. Add line marking to de-conflict - also provide distance markers. Solar lighting to outside of path. Sandstone logs as bollards/informal seating nom. 1m offset from path edge.
- 7. Playful Seating Edge**
- Playful spectator seating edge to Doyle Ground (line of swings)
- 8. Opportunity For Local Park**
- Proposed local park with amenities, seating, and circulation path.
 - PH Jeffery Reserve - Local passive park for passive recreation Isabella St frontage. Elevated views across parklands. Underutilised lower open space adjacent tennis courts converted to open lawn, with potential for older play/ climbing elements that engage with rock face.
- 9. Corry Court Play Street**
- Colourful paving and stencils on roadway to indicate shared environment - an embellishment of the cool streets initiative. Sandstone logs line the road edge (serving as seating/bollards)

VISION AND POLICIES

EVERYONE CAN PLAY

- Can I get there?
- Can I play there?
- Can I stay there?

BETTER PLACED

- Contextual, local and of its place
- Sustainable, efficient and durable
- Equitable, inclusive and diverse
- Enjoyable, safe and comfortable
- Functional, responsive and fit for purpose
- Value-creating and cost effective
- Distinctive, visually interesting and appealing



1. POTENTIAL COMMUNITY GARDEN LOCATION



2. PROPOSED COURTSIDE OPEN LAWN



3. DAN MAHONEY - DOG PARK AND FLEXIBLE USE ZONE



5. ACTIVE EDGES TO FORMALISED CARPARK



6. INFORMAL SEATING - SANDSTONE LOGS



6. NEW PICNIC FACILITIES UNDER TREES - BARTON PARK



7. PLAYFUL SEATING EDGE



9. CORRY COURT PLAY STREET

Principle 3

Improved spaces for active sport and recreation



LEGEND

Grass	Amenities	Playgrounds	Buildings	Proposed Trees
Planting	Paths/ Hard Surface	Fitness Stations		Existing Trees

KEY ACTIONS

1. Refinement of Field Layouts
 - Field renewal - Retain existing 10 touch football fields, 4 full size rectangle fields, 2 cricket pitches (to be aligned). Improve drainage.
 - Barton Park - Rectangular field formalised inside running track.
2. Upgrade to Existing Buildings
 - Upgrade to existing amenities building to provide more facilities and storage for growing user base.
3. Proposed New Buildings
 - Old Saleyards Reserve - new sportsground pavilion located at end of cul-de-sac to service both fields. The building will be upgraded at the end of asset life.
 - Doyle Ground - relocated amenities building for equitable access.
 - Barton Park / PH Jeffery - new sports pavilion to service both fields. Existing Barton Park building use retained until end of life.
4. Hard Surface Court Spaces
 - Sherwin Park - retain existing basketball court at Sherwin Park, and provide additional hoops for younger children.
 - PH Jeffery Reserve - proposed multisport court with seating, water refill, and structured shade. Located to optimise passive surveillance, seating and amenities. Feature rebound art wall to eastern side (also utilised by tennis court on opposite side).
5. Relocation of Tennis Courts
 - Relocation and upgrade of 4 existing tennis courts to better utilise available space and allow for new multisports court facility. New courts will include structured shade, seating, and water refill.

6. Flexible Use Lawn Space

- Dan Mahoney Reserve - flexible use lawn space appropriate for dog park use in peak periods, informal balls games, and casual use.
- PH Jeffery Reserve - flexible use lawn spaces for athletics events, team warm-ups and casual use.

7. Proposed Cricket Nets

- Upgrade existing nets and propose additional 2 lane cricket net. Net fencing required to prevent conflict with adjacent uses. New nets located to retain clear sight lines to fields on approach from adjacent cross streets.

8. Existing Fitness Stations upgraded at end of life

9. Proposed Synthetic Fields

- Old Saleyards Reserve - 2 new synthetic fields. Increased potential playing hours and reduced irrigation demand.

VISION AND POLICIES

EVERYONE CAN PLAY

- Can I get there?
- Can I play there?
- Can I stay there?

CULTURE AND OUR CITY

- Always was, always will be a gathering place
- Diversity is our strength an everyone is welcome
- Ideas and imagination are the heartbeat of our City
- By design, our City incubates creativity, industry and new knowledge.

COMMUNITY ENGAGEMENT STRATEGY

- Provide a consistent and considered approach to engagement
- Constantly evaluate and

explore contemporary engagement

PARRAMATTA LOCAL STRATEGIC PLAN 2036

- Sydney Green Grid

COMMUNITY INFRASTRUCTURE STRATEGY

- Play spaces
- Parks and outdoor recreation network

SPORTSGROUND NETWORK

ECONOMIC DEVELOPMENT PLAN

- Urban transformation and sustainability. Travel improvements between Parramatta and Western Sydney
- Overall planning for the city such as urban heat and green space.



1. REFINEMENT OF FIELD LAYOUTS



3. INDICATIVE NEW SPORTS PAVILION BARTON PARK / PH JEFFERY



4. NEW MULTISPORT COURT



5. NEW TENNIS COURTS WITH REBOUND WALL



6. FLEXIBLE USE LAWN SPACE



7. PROPOSED CRICKET NETS



9. PROPOSED SYNTHETIC FIELDS

Principle 4

A healthy and sustainable environment



LEGEND

Grass	Amenities	Basketball/ Multisports Courts	Playgrounds	Proposed Trees
Planting	Paths/ Hard Surface	Buildings	Fitness Stations	Existing Trees

KEY ACTIONS

1. Increase canopy coverage
 - Increasing canopy coverage across the network of parks will cool the ground and create shaded 'rooms' for environmental comfort in the warmer months.
 - Additional tree planting is proposed to the park edges, to ensure no impact on size or quantum of playing fields. Planting to the edges of fields (outside required field offset zones), and alongside new and existing paths, will increase shade available for spectators and improve the park experience.
2. Buffer planting to residential boundaries
 - Buffer planting with appropriately scaled low maintenance native vegetation will improve park amenity and make a contribution to urban biodiversity.
3. Proposed trees & understorey planting to park/street edges
 - In addition to tree planting, understorey planting is proposed to park edges that interface with roadways to improve the experience of arrival and landscape amenity when within the park. Planting will be outside new/existing perimeter paths to ensure field and 'run-off' spaces are not reduced in size.
 - Low maintenance understorey planting (max. 1m high) will ensure passive surveillance is retained from the street, and access paths through to the street will be provided at regular intervals (max. 20m).

- PH Jeffery Reserve - Replace shotcrete embankment south of tennis courts with native forest planting to improve amenity.

4. Creek restoration and bioretention

- Dan Mahoney Reserve - Restoration of the creek line and filtering of stormwater through a swale and bioretention system. Passive use local park in SW corner with circuit path and seating to edges; incorporating 800m2 of bioretention planting. Potential to harvest for irrigation of fields.

VISION AND POLICIES

SYDNEY GREEN GRID

- Western Sydney parklands balancing infrastructure, biodiversity, recreation and business
- Increase access to open space
- Promote healthy and active living

5 MILLION TREES

- 5 million trees in Greater Sydney by 2030
- Increase urban canopy cover by 40%
- Better response to climate by shade and cooling
- Improves liveability

GREENER PLACES

- Integration: between green, grey and urban infrastructure
- Connectivity: creating an network of spaces
- Multi-functionality: establishing multiple ecosystems
- Participation: involve stakeholders

COOL PARRAMATTA

- Provides residences with places to stay cool during rising temperatures



1. INCREASE CANOPY COVERAGE



2. BUFFER PLANTING TO RESIDENTIAL BOUNDARIES



3. UNDERSTOREY PLANTING TO PARK / STREET EDGES



GREEN LINK BETWEEN PARKS AND ACTIVE SPACES



4. PASSIVE USES WITHIN BIORETENTION AREA



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THRIVING

12 APRIL 2021

16.1 FOR APPROVAL: Toongabbie Lane Naming Proposal 112

THRIVING

ITEM NUMBER	16.1
SUBJECT	FOR APPROVAL: Toongabbie Lane Naming Proposal
REFERENCE	F2020/02284 - D07851505
REPORT OF	Place Manager

PURPOSE:

To endorse the proposed names for two existing un-named lanes in Toongabbie as outlined in this report.

RECOMMENDATION

- (a) **That** Council approve the proposed names for two existing un-named lanes off Wentworth Avenue, Toongabbie as shown on the map at **Attachment 1** of this report, as follows:

Lanes	Postmistress
	Fettler

- (b) **Further, that** these names be referred to the Geographical Names Board (GNB) of NSW for formal assignment and Gazettal under the Geographical Names Act 1996.

BACKGROUND

- The two un-named public lanes are located between Wentworth Avenue and Cooyong Crescent in Toongabbie, within Toongabbie Shops local centre area as shown in **Attachment 1**.
- City of Parramatta Council (Council) is the authority responsible for the provision of address numbering to all properties within Parramatta Local Government Area (LGA) and the road names to all local and private roads located within the Parramatta LGA as outlined in Council's Road Naming Policy (Policy 283) and the NSW Addressing User Manual (AUM) (2018) developed by NSW Geographical Names Board (GNB).
- As per section 3.2 in Council's Road Naming Policy, preferred sources for road names include:
 - Aboriginal names,
 - Local history, including early explorers, settlers, and other eminent persons,
 - Thematic names such as flora and fauna,
 - Landmarks, and
 - Should be appropriate to the physical, historical or cultural character of the area.

4. Council's Cultural, Heritage & Tourism (CHT) team researched the history and identity of the area and proposed the following three names for the two existing lanes:

Proposed Name	Context
Postmistress lane	Mrs Amelia Riley was the Postmistress who ran the local Toongabbie Post and Telegraph Office that was located on this site from 1922. Two decades later, her daughter Nellie became the Postmistress. A Postmistress was so valuable and connected to the community with many being honoured as a helpful guide, counsellor and friend to those who migrated to the district.
Fettler lane	William Bell Riley and his family lived on the site from 1913 to 1950s where the new lanes now pass through and next to Toongabbie Train Station. During the 1930s William was a Fettler. A person who does repair or maintenance work on railways.

ISSUES/OPTIONS/CONSEQUENCES

5. Accurate addressing information in NSW is required for adequate navigation, emergency response, service delivery and statistical analysis. To ensure that all property addressing and road naming is comprehensible, clear, accepted, unambiguous and readily communicated, all property addresses and road names must comply with the requirements of Chapter 6 "Addressing Principles" of the NSW AUM.
6. It is important to note that this consultation took place throughout the COVID-19 outbreak. While the response rate was still quite strong, the government restrictions that were introduced which prevented face-to-face consultations and the situation more generally, may have had an impact on overall engagement numbers.
7. No advertisements were placed in the local paper, as outlined in Council's Policy and GNB Guidelines, as they no longer exist. The proposal was promoted via Council's social media and website instead.
8. Council sought stakeholder and community feedback on three proposed names, asking respondents to select up to two names of their preference and were also given the opportunity to put forward an alternative name. 'Postmistress Lane' and Fettler Lane' were the highest-ranking proposed names and are put forward to Council for endorsement.
9. None of the feedback raised by the community reached a level considered appropriate of the threshold (i.e. being a name considered grossly offensive and/or significantly likely to cause offence to a large group of the community or particular ethnic, religious or other specifically identifiable groups) determined to remove and replace any of the proposed names with an alternative.

10. The names satisfy the addressing requirements of the Geographic Names Board (GNB), which has given prior concurrence to the proposed names.
11. Council supports the recognition of Dharug, Aboriginal and Torres Strait Islander heritage of Parramatta in place naming and is seeking to work with Dharug traditional custodians to prepare Dharug names for future road naming proposals.

CONSULTATION & TIMING

Stakeholder Consultation

12. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
Mon 26 Nov 2018	Requestor submitted naming options for an existing unnamed lane off Wentworth Avenue, Toongabbie	Requestor submitted naming options for an existing unnamed lane off Wentworth Avenue, Toongabbie	Council reviewed the submission and provided a response based on GNB criteria and Council's Road Naming policy	City Engagement & Experience / City Experience / Michelle Desailly – Interpretation & Strategy Coordinator
Tue 10 Oct 2020	City of Parramatta Council's Heritage Advisory Committee – email seeking advice for thematic naming options	Nil comment provided	Nil response required	City Engagement & Experience / City Experience / Michelle Desailly – Interpretation & Strategy Coordinator
Wed 10 February 2021	At the commencement of the consultation, 185 properties were included in the mail out of a letter, which was distributed to owners of properties in directly affected streets surrounding the two lanes.	Feedback from those who received letters likely came through the survey hosted on Participate Parramatta, however confirming who actually provided comments isn't possible.	N/A	Place Services / Property & Place / Eva Farlow – Place Manager; Community Engagement / City Engagement & Experience / Mark Chircop – Community Engagement Officer

Wed 10 February to 3 March 2021	Promoted across Council's social media channels. Paid advertisements were used on the City of Parramatta Facebook and Instagram accounts. \$99.65 was spent on social media paid advertisements, reaching 5415 people. Also promoted using organic posts on the Participate Parramatta Facebook (6,949 followers) account.	Feedback received via social media was generally positive.	None of the feedback on proposed names were deemed to reach the threshold that warranted a response – i.e. that a name is considered grossly offensive and/or significantly likely to cause offence to a large group of the community or particular ethnic, religious or other specifically identifiable groups (as described in GNB Guidelines).	Place Services / Property & Place / Eva Farlow – Place Manager; Community Engagement / City Engagement & Experience / Mark Chircop – Community Engagement Officer
Wed 10 February to 3 March 2021	LGA wide via 'Participate Parramatta' portal	199 responses were received via Participate Parramatta. 64 respondents provided comments. The page was visited by 730 individuals during the consultation period.	None of the comments on proposed names were deemed to reach the threshold that warranted a response – i.e. that a name is considered grossly offensive and/or significantly likely to cause offence to a large group of the community or particular ethnic, religious or other specifically identifiable groups (as described in GNB Guidelines).	Place Services / Property & Place / Eva Farlow – Place Manager; Community Engagement / City Engagement & Experience / Mark Chircop – Community Engagement Officer

Monday 22 February 2021	Participate Parramatta Online Community Panel Email: 10,216 members.	N/A	N/A	Place Services / Property & Place / Eva Farlow – Place Manager; Community Engagement / City Engagement & Experience / Mark Chircop – Community Engagement Officer
Wed 10 February to 3 March 2021	On-site signage - Signs were erected near the two affected lanes, promoting the feedback opportunity.	N/A	N/A	Place Services / Property & Place / Eva Farlow – Place Manager; Community Engagement / City Engagement & Experience / Mark Chircop – Community Engagement Officer
Wed 10 February 2021	Surveyor-General - email notification about Melrose Park Precinct Naming Public consultation now live.	Nil comment provided	Nil response required	Place Services / Property & Place / Eva Farlow – Place Manager
Wed 11 February 2021	Requestor - email notification about Melrose Park Precinct Naming Public consultation now live.	Nil comment provided	Nil response required	Place Services / Property & Place / Eva Farlow – Place Manager
Fri 12 February 2021	City of Parramatta Council's Heritage Advisory Committee - email	Nil comment provided	Nil response required	Place Services / Property & Place / Eva Farlow – Place Manager

	notification about Melrose Park Precinct Naming Public consultation now live.			
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Councillor Consultation

13. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
Wed 20 January 2021	ALL - via Councillor briefing note	Nil comment provided	Nil response required	Place Services Unit / Property & Place / Eva Farlow – Place Managers
Wed 10 February 2021	ALL – email notification regarding public consultation	Nil comment provided	Nil response required	Place Services Unit / Property & Place / Eva Farlow – Place Managers

LEGAL IMPLICATIONS FOR COUNCIL

14. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

15. The public consultation for the proposed road names was funded from existing dedicated general funds (Road Naming) and is included within existing budget.
16. Once the naming proposal is approved, including gazettal by the GNB, Council will arrange for the fabrication and installation of street signs (including the subject street poles and sign blades) at Council's expense. These works will be funded from existing dedicated general funds (Road Naming) and is included within existing budget.
17. The notification to relevant government authorities and publishing in the Government Gazette is currently provided without charge by the GNB.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				

CAPEX				
External				
Internal				
Other				
Total CAPEX		Nil		
Funding Source		NA		

Eva Farlow
Place Manager

Bruce Mills
Group Manager Place Services

Bryan Hynes
Executive Director Property & Place

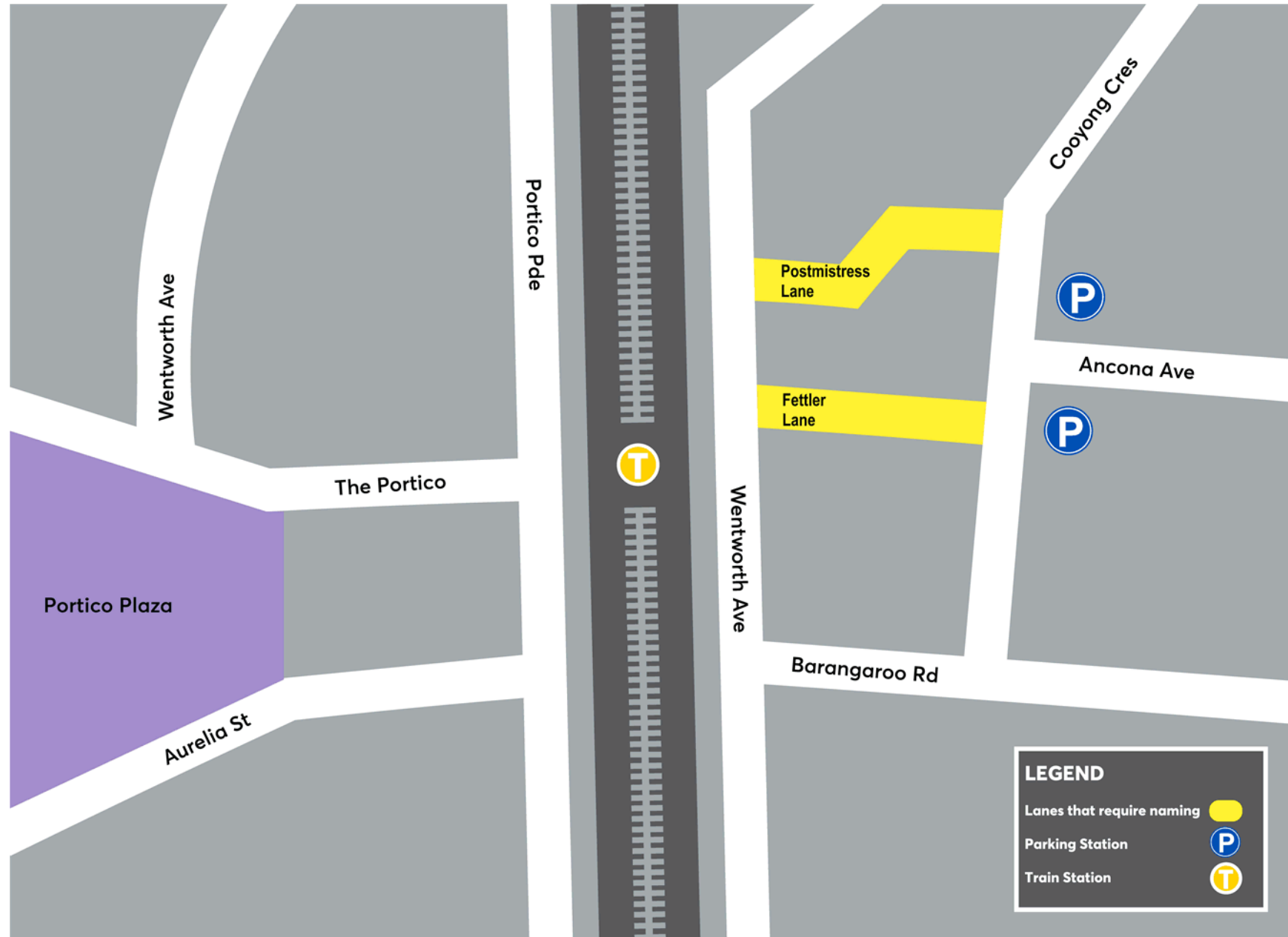
Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

- 1 [↓](#) Toongabbie Lane Naming Proposal Map 1 Page
2 [↓](#) Key Findings and Engagement Evaluation Report 14 Pages

REFERENCE MATERIAL





Toongabbie Lane Naming Project

Key Findings and Engagement Evaluation Report

March 2021

cityofparramatta.nsw.gov.au

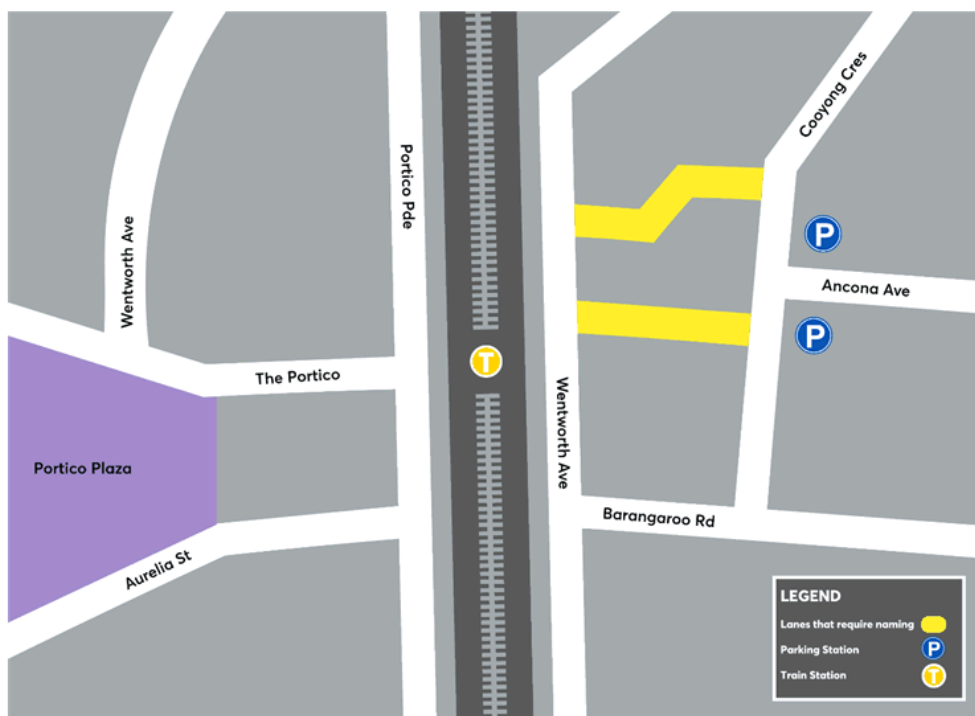
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1. Introduction.....	2
2. Executive Summary.....	4
3. Engagement Evaluation	5
4. Online Submissions	7
5. Email Submission	13

1. Introduction

In early 2021, community members and stakeholders were invited to provide feedback on names proposed for two existing lanes located off Wentworth Avenue, opposite Toongabbie Train Station. Both lanes had remained unnamed.

The potential lane names that the community were asked to help name are identified on the map below. Contextual information was provided for each of the proposed names. The names were proposed based on the site's historical connection to the closely located railway line and previously located Post Office.



The three possible lane names put forward were:

- Postmistress Lane
- Telegraph Lane
- Fettler Lane

Online consultation was held between **Wednesday 10 February and Wednesday 3 March 2021**.

Council sought to make sure that the proposed names reflect current community values.

The community was able to provide feedback on the proposed names via an online submission form accessed through Council's engagement portal, 'Participate Parramatta' (participate.cityofparramatta.nsw.gov.au/). Community members and stakeholders were also provided with the opportunity to provide feedback via email.

It is important to note that this consultation took place throughout the COVID-19 outbreak. While the response rate was still quite strong, the government restrictions that were introduced which discouraged face-to-face consultations and the situation more generally, may have had an impact on overall engagement numbers.

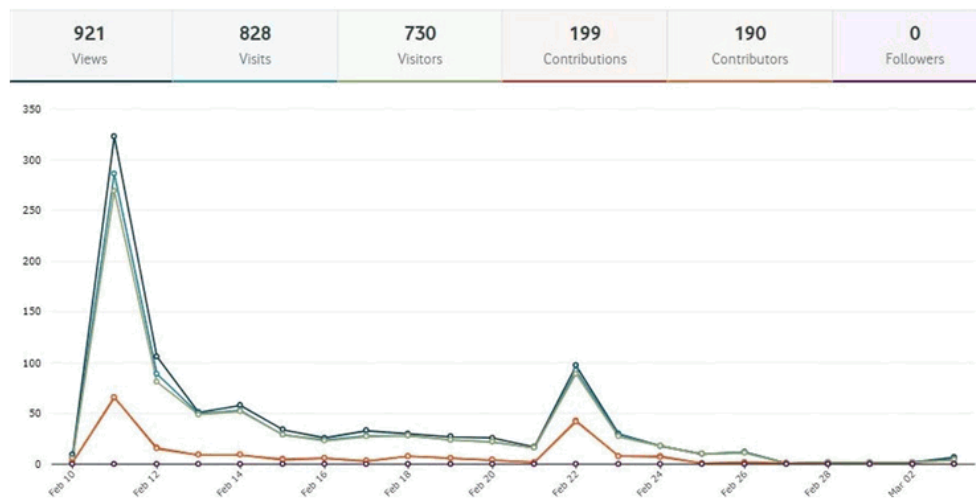
Key Findings Report

This Key Findings Report collates and summarises the **199 responses** submitted via Participate Parramatta and **1 email submission** received during the period the project was open for comment.

Participate Parramatta Engagement Portal Statistics

The Toongabbie Lane Naming project page on Participate Parramatta was **viewed 921 times** during the consultation period by 730 visitors.

Over this time, **199 contributions** were made on the project page by 190 contributors using the online submission option.



2. Executive Summary

From **Wednesday 10 February to Wednesday 3 March 2021**, City of Parramatta sought stakeholder and community feedback on three proposed lane names for the Toongabbie Lane Naming Project.

From the three proposed lane names, respondents were asked to select up to two names of their preference. Respondents were also given the opportunity to select 'none of the above' in the alternative.

In addition to selecting their preferred names from the provided list, respondents were also able to submit additional comments and feedback.

During the consultation period, **199 responses** were submitted via Participate Parramatta, with **1 email submission** also received.

Summary of key findings

Online Submissions

- 'Postmistress Lane' proved to be the most popular option, receiving 99 votes, followed next by 'Fettler Lane' with 85 votes and then Telegraph Lane (77 votes).
- 64 comments were put forward by the community about the proposed names via the online submission option accessible on Council's engagement portal, Participate Parramatta.

A significant amount of positive feedback was received, with several alternative name proposals, including Dharug specific proposals also put forward. There was minimal negative feedback.

For more detailed information, please see **pages 7 -12**.

Email Submissions

- One email submission which offered their support for the proposed name, 'Postmistress Lane'. No other feedback was received via email.

For more detailed information, please see **page 13**.

Recommendation

None of the concerns or comments raised reached a level considered appropriate of the threshold (that being that a name is considered grossly offensive and/or significantly likely to cause offence to a large group of the community or particular ethnic, religious or other specifically identifiable groups) determined to remove and replace any of the proposed names with an alternative.

As such, the two highest ranking proposed names being 'Postmistress Lane' and 'Fettler Lane' should now be put forward to Council for endorsement.

3. Engagement Evaluation

The below provides a snapshot of the communications and engagement channels used to promote the feedback opportunity to the community from **Wednesday 10 February to Wednesday 3 March 2021**.

Numerous channels were activated to reach as many community members as possible and direct them to the City of Parramatta community engagement portal (participate.cityofparramatta.nsw.gov.au/) to provide feedback.

Overall, **approximately 17,350** people saw the opportunity to share feedback based on the data captured from the following engagement channels.

Social media

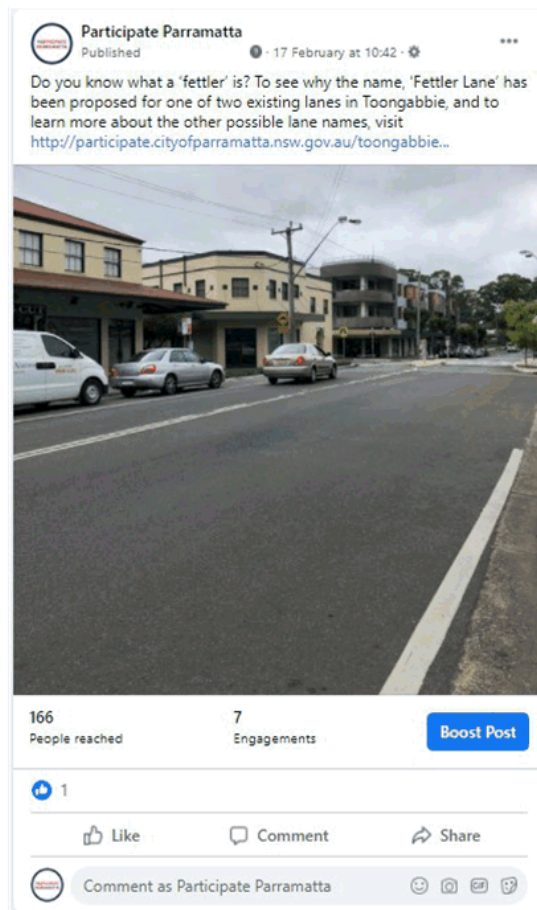
Promoted across Council’s social media channels, including the City of Parramatta Facebook and Instagram accounts, and Participate Parramatta Facebook (6,949 followers) account.

The best performing organic post of the social campaign is featured to the right.

It is important to note that a high **41% of referrals** to the project page on Council’s engagement platform came via social media.

The following results were achieved on social media:

Paid Social Media	
Reach	5415*
Impressions	12,363
Link clicks	280
Engagements	348
Total spend	\$99.65
Organic Social Media	
Reach	375*
Impressions	400
Link clicks	2
Engagements	8



* Not counted in overall reach

Email databases

An email was sent to the Participate Parramatta Online Community Panel on Monday 22 February 2021 (10,216 members).

Letterbox drop

At the commencement of the consultation, 185 properties were included in the mail out of a letter, which was distributed to owners of properties in directly affected streets surrounding the two lanes.

On-site Signage

Signs were also erected near the two affected lanes, promoting the feedback opportunity. See an example of the signage across to the right.

**HAVE YOUR SAY
ON PROPOSED
LANE NAMES
IN TOONGABBIE**

The City of Parramatta is undertaking community consultation around proposed names for two lanes located off Wentworth Avenue, opposite Toongabbie Train Station.

Have your say on the proposed names at:
<https://qrco.de/toongabbie-lane-naming>

Or scan the QR code to be taken directly to the website.

Submissions close,
9am Wednesday 3 March 2021.

We look forward to receiving your feedback!



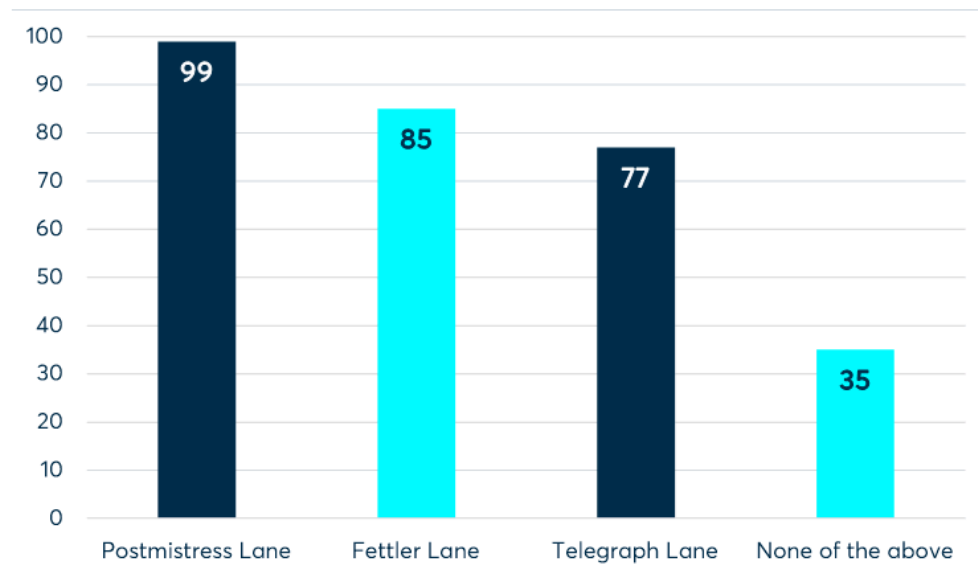
Where can I get more information?

For more information, please call 1300 617 058 and ask for Council's Place Services team or email placeservices@cityofparramatta.nsw.gov.au

4. Online Submissions

From Wednesday 10 February to Wednesday 3 March 2021, **199 responses** were submitted via Participate Parramatta, the results of which are presented below.

Q1). From the following options, please select up to two names. If you do not like any of the proposed names, please select 'None of the above'.



Answer	%	Count*
Postmistress Lane	49.75%	99
Fettle Lane	42.71%	85
Telegraph Lane	38.69%	77
None of the above	17.59%	33
Total	100%	199 responses

* Please note that the total number of responses tallies to greater than 199 as some respondents selected more than one option.

The low number of respondents selecting 'None of the above' likely indicates that there was a general support for all three proposed names, and although 'Telegraph Lane' proved popular, 'Postmistress Lane' and 'Fettle Lane' as the two highest ranking proposed names, should now be put forward to Council for endorsement.

Q2). If you would like to provide comments on any of the proposed names or have any other feedback, please write in below. Please be as specific as possible with your feedback.

All **64 responses provided via the open comments section** are presented in full below. The responses have also been categorised into the below themes.

The minimal level of criticism of Council and/or objection to the proposed names is a positive outcome of the consultation, with other place naming proposal consultations regularly receiving greater levels of criticism and objection.

THEME	NUMBER OF RESPONSES *
Positive feedback / Support for proposed names	21
Alternative proposals	30
Dharug / Aboriginal specific proposals	11
Criticism of Council or the site / Objection to proposed names	3
Uncategorised	2

* Please note that the total number of responses tallies to greater than 64 as some comments are captured across multiple themes.

ALL RESPONSES (please note that names of people and inappropriate content has been redacted using 'XXX' to indicate where text has been removed)
"First Lane" Reason for this below: Toongabbie is derived from an Aboriginal word, reported as meaning place by the water or the meeting of the waters. It was named in June 1792 after Governor Arthur Phillip asked the local Aboriginal people what they called the place. The word aboriginal has been in the English language since at least the 16th century to mean "first or earliest known, indigenous". So, I would suggest it should be "FIRST LANE" (This name should be adopted The Lane "between real estate shop and Locksmith shop).
"Toongagal" Lane - Aboriginal clan of area.
"Darug" Lane - Aboriginal language of the local clan.
A nice nod to the past in this area, I like all of the suggestions.
Always good to have something named after a woman's profession.
Amelia Lane or Riley Lane would have been nice too. I think we need more names of women used, but not sure that Postmistress is going to date well.
Amelia Riley Lane

An aboriginal name would be a more respectful way of naming land that was never ceded.
Bay Lane Toongabay Lane Bayside Lane Lotsaunits Lane Toony Lane Laney McLaneface Notsevenhills Lane Tooscabbie Lane
Both Postmistress and Fettler Lane are interesting titles with an interesting story, Telegraph Lane just doesn't sound as interesting.
Cooyong Lane.
Darcy Lane, it rolls of the tongue easier than all the others and sounds nice in my opinion
Falcon lane Emu lane Wombat lane
Fettler Lane is a good choice. Related to the railway and by extension, "Someone who fiddles or tinkers with things." After the fettler was no longer there continued to be a mechanical workshop there for many years and I also remember getting motorcycle repairs there. What about an Indigenous word for the other lane way? I doubt they had a word for post office but would have something to mean telling others what is going on. There are lots of Aboriginal sounding words used in local streets already and it would be good to keep that going in this vicinity.
For those of us that have lived in Toongabbie for over 60 years I think the majority of the people would Like a name like Toony Lane people would relate to this and give it some nostalgia to it The other name that would give some history to Toongabbie is that we had a picture theatre across the railway from the other lane way was the Rocket cinema It was pulled down taking a lot of history away from Toongabbie I propose to call it Rocket Lane
XXXXX XXXX Lane he ran Toongabbie Catering business for many years and was instrumental in establishing the building of the Church
Good idea
Good Morning, my suggestions for Toongabbie Lane names are Toongabee, the indigenous spelling. Also suggest local flora Turpentine, Satinwood, Lillypilly or Watergum Lane/s. First Toongabbie land grant to Thomas Daveney is another option, Daveney Lane.
Have you considered replacing Telegraph with an Aboriginal word? Perhaps not an exact translation, but a Darug word for... message, or news, or chat, would be more interesting. A Darug word would also be in keeping with many other local streets nearby.
Hope the wider Toongabbie community choices will be considered as many residents live on the boundaries and not within Parramatta Council boundaries Thank you for the opportunity of input. XXXXX X XXXXX from Metella Road, Toongabbie.

<p>I believe Postmistress Lane is most appropriate for one of the lanes. The little post office and the service provided by the postmistresses were very important to the community.</p>
<p>I don't think that the word "lane" is appropriate and may be confused with the lanes on a highway or toll way, or with a personal name, such as Lois Lane. It would be much better if the American term "alley" could be used as this would better reflect the nature and status of these thoroughfares. If this change could be made I would vote for Postmistress Alley</p>
<p>I have a few name ideas... stopbuildingunitseverywhere lane or my personal favourite slumgabbie lane. here's an idea instead of worrying about giving your constituents a say in shitty arse lane names start listening about what they don't want. for example: no more units and townhouses. appropriate parking spaces. diversity in the shops. we really don't need 20 million Indian restaurants and shops. every other Australian is being pushed out of these areas because you refuse to diversify. how about instead of money talking listen to your fed up overpopulated constituents.</p>
<p>I have an alternative name for your consideration. A long time resident of Budgerie Rd, Mrs XXXXX XXXXXXXX. XXXXXX was flooded out of her home on two occasion because her residence was located on the bank of the Pendle Creek. XXXXXX waged a campaign for over 10 year to get the creek channelled from a natural water course which it no longer was to a controlled water way. The fact that Budgerie Rd is now a safe residential address is entirely due to this resident's efforts. XXXXXX passed away in 2006. it would a fitting legacy to her community initiative to name the lane at the end of her street in her memory XXXXX XXXXX.</p>
<p>I like Postmistress Lane. The special meaning is worth recognizing.</p>
<p>I like the history behind the lane more so than the other proposed names</p>
<p>I would like to put forward "XXXXXXXX lane". After XXXX XXXXXXXX who has been a major part of this complex to bring up to strata standards of a block with 20 yrs of no maintenance. She is the spirit of what leadership and community people need. XXX-XXX Wentworth avenue would be in such disrepair if she was not committee leader for 3yrs. She is also the person responsible for this name request. Telegraph points to the history and XXXXXXXX point to the future.</p>
<p>I would like to see her name as the name of lane could be any postmistress would not mean anything in years to come the family I am sure would like the name last name at least.</p>
<p>I would like to see recognition of the public services in the area, such as Telegraph office, police officers XXXXXXXX and XXXXXXXX who cleaned up the area, or the post office.</p>
<p>I would love this name as I am one of the great granddaughters of Amelia and William Bell Riley and my mother also worked and ran the post office</p>
<p>I'm proposing Binyang Lane as the name of one of these two lanes. It's a Dharug word meaning bird. I walk through these two lanes to get to and from the station morning and evening and the most surprising thing about them is you can find a variety of birds on the lawns in front of the car parks at the end of the lanes. My personal favourite is the red-rumped parrots but you can often spot corella, cockatoos, magpies and many more. Many of the streets are named using Dharug words. So I think it would be helpful to</p>

name these lanes using Dharug words too for locals to get a rough sense of where they are located.
If going to use post mistress lane should use her name Riley.
XXXXXX lane XXXXXX lane
It should be named Marguerite Lane and Laney McLane Face Lane
Laney McLane Face
Local people means now many migrants living in that area. Choose something where they can remind their backgrounds and feel proud. I would like to suggest names: Himalaya Lane Ganga Lane. Yamuna Lane Above two names are the famous ancient rivers of India and these rivers has enormous history with mankind. I do respect post office location and their job for locals We have many streets and roads and lanes on that name throughout the country.
Love that we incorporate the history of a place into its street names. keep it up!
Lovers lane
Make one of them Toonga Bay lane Toonie locals refer to Toongabbie as Toonga Bay so it's only fitting
Methlane
N/A
One of the main problems with Toongabbie is that it is at the junction of 3 council areas. Parramatta, Cumberland and Blacktown. Thank you for thinking of those who live over the train line. Would you please have a look at Wentworth Ave as it starts at the traffic lights in Cumberland council goes over the bridge and doubles back on itself down to Pendle Hill.
or Riley Lane
People build a community and hence it should be dedicated to the Riley's
Postmistress and Fettler are less usual, therefore more interesting, than Telegraph.
Postmistress Lane is my favourite. Then Fettle's Lane. Both of these names have historical events behind them. Which is what I believe Toongabbie should have when naming their streets, lanes etc. We are the third settlement! So name it after people that did amazing work for Toongabbie. These people did represent Toongabbie and the community. My family has lived in Toongabbie since 1966.
Postmistress Lane is my vote for the lane closest to Barangaroo Road.
Postmistress lane since the history behind that is interesting, and showcases and identifies the valued role of women
Prosper Lane
Should consider a name of indigenous heritage as an option before settling on the above three. The meaning of postmistress today will be confused with the meaning mistress.
Telegraph Lane for Cooyong Cres side and Fettler Lane closer to Barangaroo Rd side. Thank you, XXXXXXX
Telegraph lane is a bit too generic. The other options are more unique

That's absolutely wonderful! Three cheers!!!
The way this town is going, might as well call it Incredible XXXXX !!
These names reflect the history of the locality.
this is best suggestion based on the historical data
Toon lane and Gabbie lane
Town is losing historical value.
We should be using Indigenous names that represent the full history of the area, not just recent history.
XXXXX XXXXX lane, she did so much for Toongabbie
When talking about renaming streets, indigenous names should take priority. I note that the names all take after a previous occupant or site. To name all 3 streets without at least one Indigenous would be a grave mistake.
Why can it not simply be "Amelia Riley Lane"?
Why not go further back in history and select names that reflect the indigenous history of the area.
Wonderful, Keep the Local History alive.
Yeah lane and nah lane

5. Email Submission

One email submission was received during the consultation period. The content of the email has been provided in full below for reference. The name of the community member has been redacted to protect their privacy.

Email Submission One

From: XXXXXXXX XXXXXXXX <XXXXXXX@gmail.com>
Sent: Tuesday, 2 March 2021 12:45 PM
To: Place Services <placeservices@cityofparramatta.nsw.gov.au>
Subject: Naming of Lane

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

I vote for Postmistress Lane

XXX XXXXXXXX

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INNOVATIVE

12 APRIL 2021

17.1	FOR APPROVAL: Site-specific Development Control Plan for land at 89-91 George Street, Parramatta	136
17.2	FOR APPROVAL: Minutes of Heritage Advisory Committee Meeting held on 18 February 2021	205
17.3	FOR APPROVAL: Minutes of the 5/7 Parramatta Square Advisory Group Meeting held on 18 February 2021	225

INNOVATIVE

ITEM NUMBER	17.1
SUBJECT	FOR APPROVAL: Site-specific Development Control Plan for land at 89-91 George Street, Parramatta
REFERENCE	F2021/00521 - D07661044
REPORT OF	Project Officer-Land Use Planning
LAND OWNER:	Various Owners Under Strata Plan 71180
APPLICANT:	Urbis per. GPT RE Limited

PREVIOUS DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL:

DA/954/2017: Determined by Panel 4 July 2018 : 89 George Street, Parramatta - 28 storey hotel building comprising 300 rooms and ancillary restaurant/bar, ballroom, outdoor terrace/pool and 67 above ground car parking spaces (car stacker); landscaping works; demolition of existing buildings. (Approved).

PURPOSE:

To recommend Council endorse a draft site-specific Development Control Plan for 89-91 George St, Parramatta for public exhibition.

RECOMMENDATION

- (a) **That** Council endorse the draft Development Control Plan (DCP) at **Attachment 1** for public exhibition, including insertion of controls reflecting the setbacks in “Option A” as outlined in this report.
- (b) **That** the draft DCP at **Attachment 1** be amended to address the potential requirement for footpath construction within the frontage of the site as a result of the proposed road widening under the Parramatta CBD Planning Proposal.
- (c) **That** the following public authorities are consulted during public exhibition:
 - i. NSW Department of Education;
 - ii. Transport for NSW;
 - iii. Department of Planning, Industry and Environment – (both Planning and Environment, Energy and Science Branches);
 - iv. Heritage NSW – Department of Premier and Cabinet;
 - v. Aerospace agencies; Civil Aviation Safety Authority (CASA), Department of Infrastructure, Transport, Regional Development and Communications and Regional Development (DIRD); and
 - vi. Utility providers – Endeavour Energy and Sydney Water.
- (d) **That** Heritage NSW is consulted during the public exhibition, and that Council notifies Heritage NSW as part of that consultation about the potential heritage significance of the olive tree in the front setback area of Perth House as it may warrant inclusion within the existing State Heritage Register listing for Perth House and the Moreton Bay Fig Tree.
- (d) **That** the results of the public exhibition be reported to Council.

- (e) **Further, that** the Chief Executive Officer be authorised to make amendments of an administrative, minor, or non-policy nature to the DCP during the drafting and exhibition process.

THE SITE

- The subject site comprises 87 George Street (Lot 1 DP505486) and 91 George Street (CP SP 71180), Parramatta and is approximately 2,869 square metres. The site has a single frontage to George Street at its northern boundary. The site is otherwise bound by a seven-storey commercial building to the east, Arthur Phillip High School to the south and Perth House (a State Heritage-listed item) to the west (refer **Figure 1**).



Figure 1: The subject site outlined in blue. Sites with heritage listings are shaded beige.

PREVIOUS DEVELOPMENT APPLICATION FOR PART OF SITE

- In November 2017, a Development Application (DA) was lodged on part of the site (89 George Street only – see Figure 1) seeking approval for demolition of existing structures and construction of a 28-storey hotel, comprised of 300 rooms, ancillary hotel uses and 67 car parking spaces. It was previously announced that the hotel would operate under the ‘Four Points by Sheraton’ chain. The DA was informed by a Design Excellence competition which was awarded to Group GSA.
- On 11 July 2018 the DA was approved by the Sydney Central City Planning Panel. It included several concessions to the Parramatta Development Control Plan (PDCP) 2011 setback and street-wall height controls, as shown in **Table 1** below.

Table 1: Comparison of setback and street wall controls under PDCP and the approved DA

	PDCP 2011 relevant control	Approved DA
North (George St) setback	Podium ^a - 0m or creation of a 20m publicly accessible forecourt (the latter being an option that seeks to provide a forecourt that interprets the historical alignment of George St) Tower above podium ^a 20m from George Street	7.5m setback from George Street boundary for podium ^b . 10.5m for tower above podium ^b .
Side setbacks	Podium ^a setback to both boundaries: 0m Tower above podium ^a to both boundaries: 6m	East setback: 0m podium ^b . 3m tower West setback podium: 7.6m ground and first floor adjoining Perth House then 0m for upper 3 storeys of podium. West setback tower: Variable 0.5-1.3m
Rear setback	Podium ^a : 0m Tower up to 54m height: 9m Tower above 54m height: 12m	Podium ^b . - 0m Tower above podium ^b - 13.3m

a. Podium under DCP controls has maximum height of 4 storeys but with height no greater than 14.5m

b. Podium Approved in DA has height of 5 storeys (20.5m)

4. It is acknowledged that the approved DA included several setback concessions. However, 91 George Street was not included in the DA and strict compliance with the DCP setback controls on the limited site footprint at 89 George Street would not have resulted in a feasible development scheme. Given that the site area has significantly expanded and feasibility settings have therefore been significantly altered, Council officers recommend that those setback concessions be re-examined as part of the site-specific DCP process at hand. This issue is discussed in further detail in this report.

SITE-SPECIFIC DEVELOPMENT CONTROL PLAN - BACKGROUND

5. In September 2020, the Applicant approached Council's Land Use Planning team to express an interest in developing 89-91 George Street as a wholly commercial building.
6. The Applicant intends to progress a scheme which is compliant with the Parramatta CBD Planning Proposal controls. Under these controls, the site could achieve a maximum height of buildings control of RL 211m and an unlimited floor space ratio for commercial buildings (as the site area is above the 1,800 square metre threshold). Due to the relative progress of the Parramatta CBD Planning Proposal (having been exhibited and due to be reported to Council in Q2 2021), it is considered that the CBD Planning Proposal is highly likely to be finalised before any site-specific Planning Proposal amendment could be finalised. The Applicant and Council officers agreed that a site-specific Planning Proposal was not necessary or desirable in this instance.

7. However, Council officers and the Applicant agreed to progress a site-specific DCP, so that the development proposal can progress through Design Excellence and DA lodgment stages prior to the finalisation of the new Parramatta CBD DCP (noting that a DA lodged in response to the Parramatta CBD Planning Proposal would not be able to be determined until the Parramatta CBD Planning Proposal is finalised as well.)
8. The Applicant and Council officers worked in an iterative manner over late 2020 / early 2021 to progress a site-specific DCP that reconciled the stated commercial imperatives of the Applicant and various public domain impacts and policy issues identified by Council officers.
9. The majority of matters in the DCP have ultimately been agreed upon by both sides, and the draft DCP being recommended for Council's endorsement reflects the outcome of that collaboration. However, despite significant engagement, the Applicant and Council staff have not been able to resolve an agreed position on the setback controls. The applicant has advised that they require a greater floorplate of more than 1,500 sqm (net lettable area) to attract a Government tenant and as such require smaller setbacks. Therefore, this report addresses three setback options as follows:
 - **Option A:** Council officer-recommended option;
 - **Option B:** Applicant-preferred option; and
 - **Option C:** Alternative option (while not recommended by Council officers, this option has been formulated by Council officers in response to the commercial imperatives stated by the Applicant. This is an alternative to "Option B" in the event that Council forms the view that more commercial floorspace should be accommodated onsite than that envisioned under "Option A").

SETBACK CONTROLS

Setback Controls Option A: Council officer-recommended

10. The setbacks recommended by Council Officers are as below:

Table 2: Officer-preferred setbacks at 87-91 George Street, Parramatta

	Podium	Tower
North (street) setback	6m	12m
East setback	0m	6m
West setback	0m*	3m
Rear setback	0m	6m

* Podium setbacks at the north-west corner will be subject to additional design controls relating to the interface with the adjacent heritage item.

11. **Figure 3** below depicts the setbacks proposed in Council Officer-recommended "Option A".

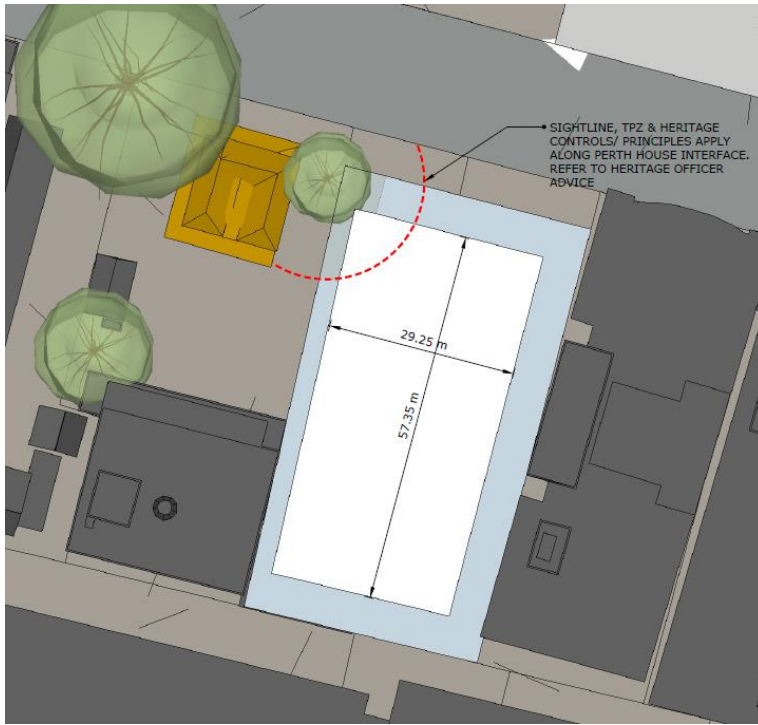


Figure 2: Option A - The siting of the podium (blue) and tower (white) on the site.

12. The DCP recommended in this report (with setbacks laid out in Table 2 above) is considered by Council Officers to maximise the commercial floorplate developable on this site, while still maintaining acceptable impacts on a range of urban design matters. Setback concessions have been made from those that would generally be supported in the Parramatta CBD, as follows:

Table 3: Proposed setbacks in comparison to current Parramatta DCP controls

Setback	Current PDCP Control	Proposed site-specific DCP Control	Justification
North podium	0m	6m	An increase in the setback is considered appropriate in order to develop sympathetically with the adjoining State listed heritage item (Perth House).
North tower	20m	12m	The history of recent development applications and Design Competitions indicates that Council has not been successful in enforcing the 20m tower setback from George Street. Further, early indications suggest that the likely outcome of Council Officers’ work preparing the draft Parramatta CBD DCP will a reduction of the 20m setback to 12m. Based on the likely strategic outcome under the CBD DCP and the testing of the controls through recent DA assessment and Design Competitions, it is recommended that the front tower setback be prescribed at 12m. It is considered that this setback is sufficient to reinforce the role of George Street as a main thoroughfare within the context of the

			historic Georgian grid of Parramatta while allowing for redevelopment of the site.
West tower	6m	3m	Perth House to the west is a State Heritage listed item, and therefore very unlikely to be redeveloped. The usual 6m required to achieve appropriate building separation can be acceptably reduced in this instance and the reduced setback is considered acceptable by Council heritage advisor.
Rear tower	Variable 9-12m	6m	Considered acceptable given this is the generally accepted setback for commercial buildings, and also given that the school site has a 5m wide driveway located between the subject site and the school buildings which provides a further “buffer” to the school buildings.

13. It should be noted that concessions have been given to the setbacks in current Council controls on three of the four boundaries in recognition of the need to make the floor plate more viable. Council officers consider that further setback concessions would impact on a range of urban design and heritage issues in ways that Council Officers consider unsatisfactory. Key issues are summarised as follows:

- i. While it is recognised that the approved DA on 89 George St provided a significant setback concession this was necessary due to the size of the site (1,350sqm for 89 George Street alone) in that DA and the need to allow a viable floor plate for the proposed hotel. Also under that approval, the height was 28 storeys (93.5m). The subject proposal seeks to develop a larger site (89 and 91 George Street together have a site area of 2,869sqm) for a much taller building that reflects the controls under the CBD Planning Proposal. This allows for a building of 211m RL (approximately 50 storeys and 203m from ground). Given the much taller building proposed a setback of 3m to Perth House is considered an appropriate balance between the need to provide space surrounding the heritage item and a workable floor plate for development of the site.
- ii. A concession on the setback to the commercial site to the east would introduce building separation issues (particularly access to light and air, as well as visual impacts created by having densely-built towers).
- iii. A further concession on the setback to the school could introduce privacy/overlooking issues to the school site, as well as potentially future building separation issues should the school site redevelop.
- iv. A further concession to the setback to George St would undermine the strategic goal of widening the vista down George St.

Setback Controls Option B: Applicant-preferred Option

14. The applicant does not support the setbacks proposed by Council Officers in “Option A”. The Applicant considers that these setbacks do not meet their commercial imperatives for development of the desired commercial floorplate size. As the Applicant and Council officers were unable to reach alignment on a preferred position on setbacks, Council officers agreed to put forward the

Applicant’s position as part of this report in the form of an attachment authored by the Applicant. Please refer to **Attachment 2** of this report to view the Applicant’s preferred option in detail, as well as the Applicant’s justification therein.

15. In summary, the setback controls the Applicant is proposing are as follows:

Table 4: Applicant-preferred setbacks at 87-91 George Street, Parramatta

	Podium	Tower
North (street) setback	7.5m	10.5m
East setback	0m	3m
West setback	<i>Front part of the site near Perth House: 9m setback at lower podium levels and 0m setback at upper podium levels</i>	1.3m
Rear setback	0m	6m

16. Figure 3 below shows the setbacks proposed in the Applicant-preferred “Option B”.



Figure 3: Option B as preferred by the applicant. The podium is in grey and tower in beige. The rectangular area identified by the red asterisk reflects a 9m setback from the western boundary for the lower levels of the podium only.

17. The rectangular area identified by the red asterisk in **Figure 3** above would effectively appear as an undercroft or colonnade at the lower levels of the podium and would be set back 9 metres from the western boundary. The upper levels of the podium would have a nil setback to the western boundary. The

applicant has prepared a massing diagram which illustrates this arrangement in **Figure 4** below.

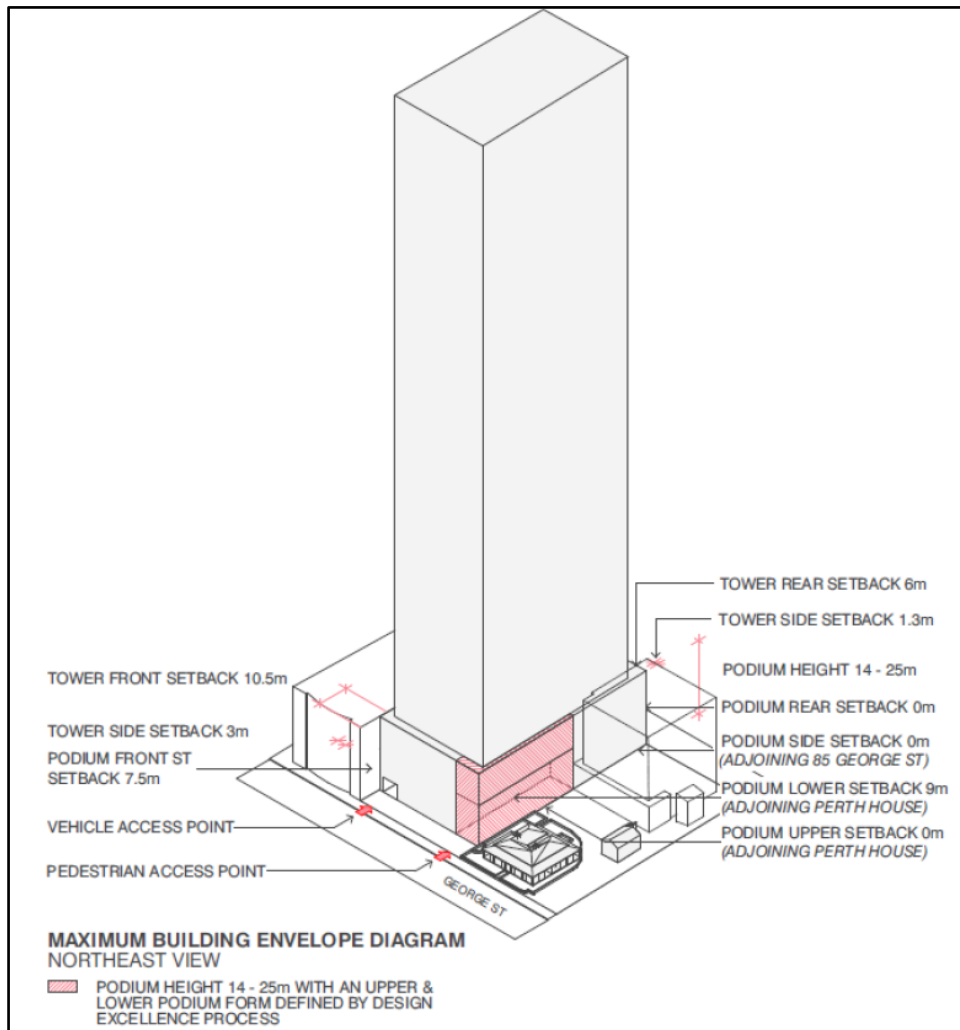


Figure 4: The massing as preferred by the applicant. The area shaded red reflects the rectangular area identified by the red asterisk in Figure YY above. (Source: Applicant’s Draft DCP)

18. The image submitted by the applicant above in **Figure 4** shows this area of the podium as having a setback of 9 metres at the lower level with the upper podium having a nil setback. The precise details of the building form would be subject to the Design Excellence process in keeping with the heritage principles relating to Perth House.
19. The Addendum at Attachment 2 provided by the Applicant, includes the image in **Figure 5** below. This image demonstrates a hypothetical example of what these controls may look like in terms of the relationship of the proposed western podium setback with Perth House and the associated olive tree.



Figure 5: Image of the potential relationship of the western setback of the site with Perth House and the olive tree. (Source: Extracted from Applicant’s Addendum – see **Attachment 2**).

20. Further to this information from the Applicant which is extracted from the Addendum in **Attachment 2**, they have also prepared several points which they wish to be presented on their behalf. The bullet points below are content prepared by the Applicant justifying the reasons for their preferred option which they have requested be included in the body of the Council report. This was agreed to by Council Officers on the basis that it be made very clear that this content is from the applicant. The bullet points from the applicant are shown in italics below:
- i. *“GPT seeks the City of Parramatta’s support for GPT’s Site Specific DCP Proposal (Proposal).*
 - ii. *To attract high quality national tenants in Parramatta, both market leading buildings with a minimum 1,500sqm floorplates are required. Evidence of this position is that within the last 5 years, no national tenant within the Government or Financial Services sector has leased a floorplate less than 1,500sqm of Net Lettable Area (NLA).*
 - iii. *On this basis, Council’s preferred Option (A) and alternative Option (B) will not attract the high quality tenants of a GPT A-Grade office building, therefore is not commercially viable.*
 - iv. *GPT’s Proposal includes a built form envelope and floorplate that supports the viability of a substantial investment within Parramatta and urban design context of Perth House and George Street.*

- v. *GPT's Proposal puts forward envelope controls facing George St and Perth House that are consistent with a currently approved DA awarded design excellence; refer to DA/954/2017. The remaining setbacks are consistent with built form outcomes within the commercial CBD core.*
 - vi. *GPT is committed to high quality outcomes. This is demonstrated by our purchase of the heritage listed Perth House, which collectively with our Proposal, will deliver community focused outcomes for the precinct.*
 - vii. *GPT's Proposal demonstrates the rationale behind our civic considerations by improving the design response towards Perth House and George Street from Council's alternative option (B).*
 - viii. *GPT has a leading track record for delivering high quality assets. Our current ownership in Parramatta includes 60 Station Street and 32 Smith Street; Parramatta's newest commercial office tower.*
 - ix. *GPT will be investing over \$800 million in the project and its delivery is estimated to enable a net uplift of over 15,100 direct and indirect job during the construction and operational phases of developments.*
 - x. *Supporting the GPT Proposal will contribute a net uplift of \$1.4 billion of annual direct and indirect Gross Value Add contribution to the local economy on an ongoing basis, in net present value terms."*
21. The Applicant has since submitted further correspondence to confirm that they have offered to dedicate a 2 metre wide road widening to Council on the George Street frontage and have suggested a partnership with Council whereby they dedicate the land to Council, subject to Council endorsing their preferred controls within the draft DCP. This issue is discussed further under the heading: "ROAD WIDENING ALLOWANCE TO ACCOMMODATE BICYCLE LANE."

Setback Controls Option C: Alternative option

22. In response to issues raised by the Applicant during the assessment process about commercial floorplate size, Council Officers undertook modelling of various built form arrangements on this site to test whether more floor space could be satisfactorily accommodated.
23. This urban design analysis concluded that "Option A" discussed above remains the Council-officer recommended option. However, should Council form the view that larger floorplates should be accommodated at this site than that provided for in the officer-recommended "Option A", Council officers conclude that a tower without a podium is a preferable built form option to that put forward by the Applicant; this option would have setbacks as follows:

Table 4: The 'Option C' setbacks at 87-91 George Street, Parramatta

	Podium	Tower
North (street) setback	No podium, i.e. bottom levels of the building to have identical setbacks to tower setbacks	12m
East setback		3m
West setback		3m
Rear setback		6m

24. **Figure 6** below depicts the setbacks proposed in “Option C”.

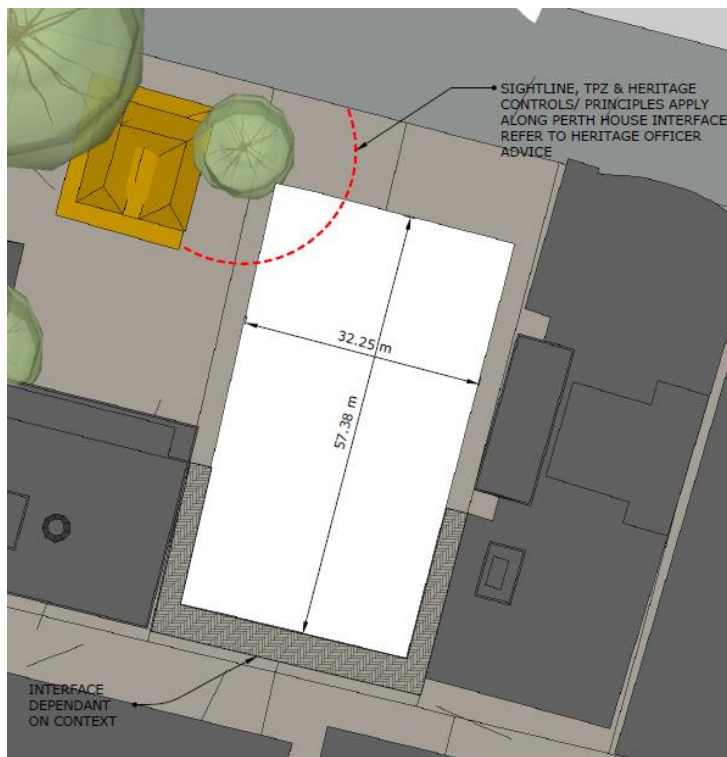


Figure 6: Option C - Siting of the alternative-option tower on the site (note this scheme does not include a podium)

25. Option C has been formulated by Council’s City Design team to increase the size of the tower floorplate compared with Option A while not compromising Perth House. As Perth House is a stand-alone small building with no podium, there is the opportunity to stop any podium on the lot to the east of Perth House and introduce a stand-alone tower without a podium. Under this Option, any podium in future development would not extend onto the subject site at 89-91 George Street but will finish on the site to the east at 93 George Street.
26. Option C introduces a different typology and locates a stand-alone tower on the lot. Because the tower is not encumbered by a podium, the setbacks around the tower can be regularised and slightly reduced. This enables a larger floorplate for the tower and a clear space around the tower. At the rear where the site adjoins the school and existing buildings there is the opportunity for some roof covering depending on design resolution. Option C provides a slightly smaller tower floor plate than the proponent’s scheme (1,480sqm as opposed to 1,588sqm), however it is a superior outcome to that of the proponent because it:
- i. Enables a larger floorplate than the Officer preferred setbacks closer to the applicant’s target floorplate;
 - ii. Reduces the perceived ‘crowding’ of Perth House created by the combination of tower, podium with different street setbacks including the under-croft on George Street and different setbacks on the side boundaries;
 - iii. Creates a generous, clearly defined space between Perth House and the proposed tower;

- iv. Extends the space at ground level in which Perth House sits so that the tower is related to Perth House and not the lots to the east; and
- v. Opens up sight lines along George Street so that there are clear views to Perth House and the olive tree.

27. Council officers wish to stress that “Option C” is **not** preferred or recommended by Council officers. Council officers’ recommended setbacks remain those discussed in “Option A” above.

Setback controls: Summary and comparison of Options A, B and C

28. A comparison of the setback controls of all three schemes is provided in **Table 5** below.

Table 5: Comparison of setback controls and resulting estimated typical tower level floorplates

	Option A (officer recommended)	Option B (Applicant preferred)	Option C
North (street) setback *	12m	10.5m	12m
East setback	6m	3m	3m
West setback	3m	1.3m	3m
Rear setback	6m	6m	6m
Estimated Gross Building Area, typical tower level	1,677 sqm	1,985 sqm	1,850 sqm
Net Lettable Area (NLA)**, typical tower level (80% of GBA)	1,341.6sqm	1,588sqm	1,480sqm

* **Note:** all northern setbacks from the George Street frontage are measured from the current property boundary and include the area identified for road widening under the draft Land Reservation Acquisition Map under the Parramatta CBD Planning Proposal.

** The Net Lettable Area (NLA) has been calculated using the same 80% efficiency assumption as Gross Floor Area. The independent assessment of the St Johns Anglican Cathedral Planning Proposal by JPW Architects notes that at the early concept stage of development, an 80% efficiency rate assumption is appropriate for estimating the NLA.

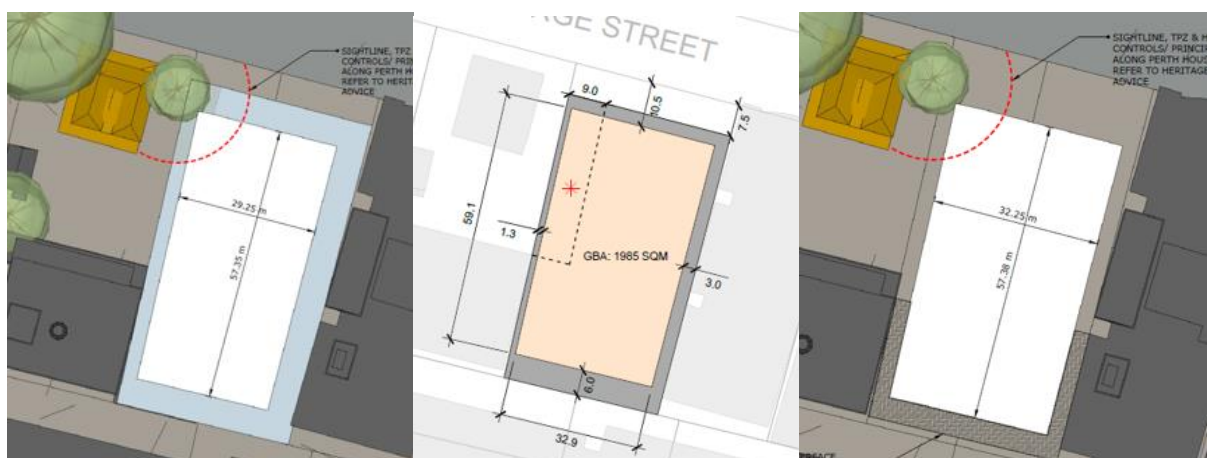


Figure 7: Comparison of Option A, Option B and Option C respectively.

29. The above analysis demonstrates that

- (a) Option A delivers 84% of the floorplate of the Applicant preferred Option B.
 - (b) Option C delivers 93% of the floorplate of the Applicant preferred option B.
30. Council officers conclude by recommending Option A due to the following main reasons:
- (a) Minimises the impacts on Perth House by creating a greater level of separation from the new building form on the subject site
 - (b) Avoids unacceptable impacts on current and future commercial development on the site directly adjacent to the east, and more broadly avoids setting an undesirable precedent about building separation between commercial buildings which if repeated will see many large buildings with minimal spacing between them. The impact of this is that it impacts on light and movement of wind/air in the public domain and makes them much less desirable spaces. This is a poor outcome as activated well used public domain is an amenity and economic asset to the city;
 - (c) Option A still delivers a significant portion of the floorplate sought in the Applicant-preferred option (84%);
 - (d) Option A delivers a NLA floorplate of 1,341 sqm;
 - (e) Compared with the alternative Council Officer option (Option C), Option A is more reflective of the building typology promoted for the Parramatta CBD in terms of being a podium and tower arrangement.
31. Finally, it is noted that the Applicant will still be able to seek to vary the recommended setbacks through the Development Application stages, particularly if the outcomes of the relevant Design Excellence competition support such variations. Giving concessions on DCP controls at DCP-drafting stage risks setting the scene for further concessions to setbacks without justification being fully demonstrated to be pursued through later processes.

URBAN DESIGN v COMMERCIAL FLOOR PLATE TRADE-OFF

32. The tradeoff the applicant is asking Council to consider is to accept a poor quality urban design and heritage outcome in order to maximise the floor plate and therefore the value of their site.
33. Officers acknowledge that sites with larger floor plates are sought after by potential tenants and therefore sites that can achieve larger floor plates will provide a greater return for the developer/building owner.
34. The Strategy embedded in the CBD Planning Proposal for delivering future commercial floor space in the CBD was based on the study "ACHIEVING A-GRADE OFFICE SPACE IN THE PARRAMATTA CBD -ECONOMIC REVIEW" which was updated in 2019. In relation to floor plate size the advice provided in this study is:-

"New A-Grade office space generally needs to have a floorplate size of at least 1,300 sq.m, with most major tenants wanting a floorplate of over 1,500 sq.m. (It is also noted that in some instances tenants are looking for office accommodation with floorplates over 2,000 sq.m, which is more common in

locations such as Macquarie Park and in new major development in the Sydney CBD such as Barangaroo). “

Note: The glossary of the study defines the floorplate area as being: “the rentable area of an entire floor”. This is interpreted to refer to Net Lettable Area (NLA).

35. One of the challenges for the Parramatta CBD delivering commercial floor space is the large number of relatively small sites which need would need to be amalgamated to allow for sites capable of accommodating A-Grade office buildings.
36. Allowing the concession to setbacks requested by the applicant on this site would be seen as a precedent for other sites. A likely outcome is that Council will receive further applications to allow setback similar concessions on smaller sites for the same reason ie to maximise the floor plate size. This will decrease the incentive for sites to be amalgamated and undermine Council’s strategic imperative to drive amalgamation.
37. The study includes a table of potential developments for commercial office space in Parramatta. Whilst the study was undertaken in 2019 it indicates at that time availability of sites to deliver 608,322sqm of A-Grade Office Space (all with a NLA greater than 1,300sqm). A copy of the table from the report is included as **Attachment 3**. Some of the sites in the table have been realised such as sites in Parramatta Square. This shows that generally there is sufficient potential to deliver A Grade Office space in the CBD in the short to medium term.
38. It should also be noted that Council strategy involves zoning areas of Auto Alley along Church Street in the south to provide further longer term potential for A-Grade Office space floor space.
39. Given the short medium and long term A Grade options available in the CBD and the unsatisfactory precedent that would be set that would discourage site amalgamation, it is neither necessary nor consistent with Council’s strategic framework for delivering A-Grade office space in Parramatta, to endorse setbacks as proposed by the Applicant. Particularly given the negative urban design impacts and precedent that would be set if lesser setbacks were endorsed in the DCP.

REMAINING SITE-SPECIFIC DCP CONTROLS

40. Council officers and the Applicant came to agreement on nearly all other matters in the site-specific DCP aside from setback controls as discussed above. The remainder of the DCP controls are summarised in the following paragraphs.

Other matters – podium height

41. Council Officers and the applicant did not come to a full agreement on the matter of the podium height control. The applicant has requested a podium height control of a range between 14 and 25 metres. This conflicts with the

preferred height control of a range of 14 to 21 metres as preferred by Council Officers.

42. The applicant has advised that they prefer the upper limit of the podium height range to be increased from 21 metres to 25 metres to give greater flexibility at the Design Competition stage. In particular, they would like the potential to relate to the height of the existing commercial building adjoining to the east at 93 George Street while still being sympathetic to Perth House.
43. Council Officers recommend the podium height control reflect the range of 14 to 21 metres as this is a principle which is likely to be recommended to Council for the broader CBD through the draft CBD Development Control Plan. Further, it is considered that any attempt to relate the podium height to the existing commercial building to the east will compromise the attempt to relate well to the much lower scale Perth House to the west. It is also noted that the commercial building to the east is a 7 storey commercial building under Torrens Title and may itself be subject to redevelopment in the future.

Other matters – Heritage

44. The draft site-specific DCP incorporates design principles that seek to ensure that the building's interface with the adjacent heritage item is appropriate and does not diminish the heritage values of Perth House. The design principles deal with, amongst other things, façade treatment, view lines, ground-floor permeability, heritage interpretation and landscaping. These principles will be incorporated into the site-specific DCP irrespective of which setbacks are endorsed as part of this report.
45. When analysing the potential impact of the proposed new building on Perth House it was noted that there is a well established olive tree very close to the boundary shared by the subject site and Perth House. This tree is not included in the description of the heritage item at 85 George Street, Parramatta, which is described as 'Perth House and Moreton Bay Fig Tree'.
46. The Arborist Report, submitted with the previously approved DA on 87 George Street, stated that '*The Olive tree near the north-eastern corner of the property is also an old specimen and may be a remnant of the original cottage garden, planted contemporary with Perth House. [The tree] is clearly visible as a mature specimen in the 1943 aerial photo of Sydney (SIX maps).*
47. A further site inspection carried out by Council's Heritage Advisor and Landscape and Tree Assessment Officer revealed that the olive tree is likely to be at least 200 years old, and thus should be included within the heritage listing. Further, it is possible that the olive tree on the site is the oldest olive (of all subspecies) tree in the City of Parramatta area.
48. As the site is State Heritage-listed, it is recommended that Heritage NSW be consulted as part of the exhibition of the site-specific DCP for the 87-91 George St site, and that Council request as part of that consultation that Heritage NSW consider adding the Olive Tree to the description of the item on the State Heritage Register.

49. The draft DCP makes reference to the olive tree and its suspected heritage significance. Further, the draft DCP includes the following provision: “C.1 (a)(3) *Setbacks should maintain and enable continued maturity of the Olive Tree associated with Perth House.*”

Other matters – Sustainability

50. The applicant is relying on the implementation of the Parramatta CBD Planning Proposal controls to commence their development, so as to achieve the greater FSR and height controls proposed under this policy. The Parramatta CBD Planning Proposal will introduce high performing buildings criteria which, under its current drafted form, would apply to the proposed development.

ROAD WIDENING ALLOWANCE TO ACCOMMODATE BICYCLE LANE

51. A 2 metre strip along George St is nominated on the draft Land Acquisition Reservation map under the Parramatta CBD Planning Proposal. The purpose of this LRA notation is to allow for a 2 metre road widening to occur to accommodate a future regional cycleway on George St. Functionally, the 2 metre setback would be used for footpath widening within the footprint of the site, to ensure the footpath was still wide enough after road widening to accommodate the cycleway has occurred.
52. A Planning Agreement is not expected at this site under the Parramatta CBD Community Infrastructure framework, as this framework only applies to residential development. This site is zoned B3, therefore, no residential development option is possible. It is not considered that a Planning Agreement to secure the footpath widening is crucial, as an allowance for footpath widening can be made within the front podium setback in any of the options presented in this report, and this can be made a condition of consent at DA stage.
53. The Applicant has offered to dedicate the 2 metre wide road widening to Council and has suggested a partnership with Council whereby they dedicate the land to Council subject to Council endorsing their preferred controls within the draft DCP. Council Officers do not consider that this is an appropriate arrangement as the Applicant’s preferred setbacks are not supported. Further, the front setback from George Street within all options is greater than 2 metres and would allow for this footpath widening to be provided as a condition of development consent without impacting on the development potential. However, given that the applicant has taken the position that support for the road widening is conditional upon their preferred setback being supported, they may object to any control being added to the Draft DCP and any condition being imposed on any future DA requiring to this effect.
54. Ultimately if the Council was unable to acquire the 2m strip via a DA process Council would be required to acquire the site. The setbacks proposed in all options mean this is feasible. Based on land values prepared by independent consultants for land acquisition as part of the CBD Planning Proposal project the expected cost would be in the order of \$150,000.
55. Council’s City Significant Development Team has requested that this matter be addressed in the draft Development Control Plan so as to provide a policy

framework for any footpath widening to be required through the DA assessment. It is recommended that the draft DCP at **Attachment 1** be amended to address the potential requirement for footpath construction within the frontage of the site as a result of the road widening within the Parramatta CBD Planning Proposal.

PRELIMINARY CONSULTATION WITH HERITAGE ADVISORY COMMITTEE

56. The Heritage Advisory Committee (HAC) was given a short briefing on this site at its meeting of 21 October 2020. In response, the HAC resolved as follows:

That given the importance of Perth House (85 George Street) to the heritage of Parramatta, the Committee supports the provision of a 10m minimum setback along the western edge adjacent to the Heritage item.

57. It is noted that a 10 metre setback along the western edge is more than the current Parramatta DCP controls and the application of such controls would impact on the ability to develop a commercially viable building on the site.
58. Further, the Committee was advised that the western setback facing Perth House recommended by Council officers would be 0 metres for the podium and 3 metres for the tower. The setback facing Perth House would also be recommended to be subject to heritage controls which will likely result in an increase in the podium setback for part of the western setback as determined through the Design Competition process
59. The Heritage Advisory Committee was updated on the project again at its meeting on 18 February 2021. The committee was advised that Council Officers and the applicant are yet to agree on the building's setbacks. The committee subsequently resolved as follows:

That the Committee expresses to Council great concern over the proposal for the site-specific DCP adjacent to Perth House, specifically that there is insufficient area surrounding the cottage (curtilage), and that whilst the historic olive tree will be saved the 1790s fig tree is also a significant part of heritage landscape of Parramatta, which the Committee would also wish to protect.

60. It is reiterated that further design consideration will be undertaken at design excellence stage to ensure an appropriate interface with the curtilage of Perth House. Further, it is the intention of Council Officers to address the heritage value of the olive tree as part of the implementation of this site-specific DCP

CONSULTATION AND TIMING

61. The recommendation of this report facilitates consultation with the community and relevant public agencies. Council officers propose to consult the following public agencies as part of the public exhibition:
- i. NSW Department of Education (due to proximity to school site)
 - ii. Transport for NSW (RMS, Transport, PLR and Metro)

- iii. DPIE Environment, (both Planning and Energy and Science Branches as the latter branch deals with biodiversity, floodplain risk management and Aboriginal cultural heritage issues)
- iv. Heritage NSW – Department of Premier and Cabinet
- v. Aerospace agencies
- vi. Relevant utilities for energy and water
- vii. State Emergency Service (SES NSW)

62. The table below demonstrates the consultation with other sections of Council that has been undertaken to date. No external consultation has yet been pursued. This will be pursued once the Draft DCP has been endorsed for exhibition by Council.

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
18/9/2020	City Design	Concerns were raised regarding applicant's built form in terms of setbacks. City Design formulated Options A and C and recommend Council adopt Option A	Comments reflected in recommendation to Council.	City Planning
18/9/2020	Heritage Officer	Concerns were raised regarding interface with Perth House. Recommended design principles to be included in draft DCP. Noted potential significance of Olive Tree.	Recommended controls reflected in Design Principles under the Section "Heritage".	City Planning
18/9/2020	Environmental Outcomes	Noted that while there are existing ESD controls in PDCP 2011, these will be refined in the upcoming draft DCP for the CBD PP. Recommended a similar approach with subject site with	Noted that it is premature to introduce new ESD controls that have yet to be endorsed by Council through the upcoming DCP for the CBD PP. Existing sustainability measures considered sufficient subject	City Planning

		some amendment.	to some refinement as recommended by Environmental Outcomes.	
18/9/2020	Traffic and Transport City Architect	No changes requested.	Noted.	City Planning
18/9/2020		Controls within first version of applicant's DCP duplicate existing DCP. Remove and advise applicant of Council's endorsed Business Rules for Design Competitions.	Recommendation is reflected in draft DCP at Attachment 1. Council's endorsed Business Rules for Design Competitions were forwarded to applicant.	City Planning
18/9/2020	City Significant Development	Noted the previous DA history onsite and the identification of the Olive Tree by the applicant's Arborist. Also requested footpath widening be addressed in DCP.	Comments reflected in recommended controls.	City Planning
18/9/2020	Senior Catchment Engineer	No changes requested.	Noted. Flooding addressed in Parramatta CBD Planning Proposal.	City Planning

FINANCIAL IMPLICATION FOR COUNCIL

63. There is no direct financial implication to Council as a result of this report.
64. The Draft DCP does not generate any increased floor area permissible on the site. It relies on the CBD PP for the increase in development potential described in this report. Also the site is zoned for commercial use so the Community Infrastructure Policy framework included in the draft CBD Planning Proposal does not apply. Developer contributions will be payable at Development Application stage.
65. The report suggests that it may be possible to have the 2m land acquisition at the front of the site dedicated as part of the Development Application process, however there is a risk that this may not be possible if this is challenged by the

applicant at Development Application stage. If the land is not able to be secured via the Development Application process current estimates suggest the cost of Council acquiring the land will be in the order of \$150,000.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24	F24/25
Revenue Contribution	0				
Operating Result					
External Costs					
Internal Costs					
Depreciation					
Other					
Total Operating Result					
Funding Source	0				
CAPEX					
CAPEX					
External					
Internal					
Other					
Total CAPEX	0				

CONCLUSION/ NEXT STEPS

66. It is recommended Council endorse the Draft DCP incorporating the setbacks in Option A discussed in this report to allow the matter to be placed on public exhibition. The exhibition outcomes will be reported to Council to allow Council to determine the Draft DCP.

Felicity Roberts

Project Officer-Land Use Planning

Sarah Baker

A/Team Leader Land Use Planning

Roy Laria

Land Use Planning Manager

Robert Cologna

Acting Group Manager, City Planning

David Birds

Acting Executive Director, City Planning & Design

Paul Perrett

Chief Financial Officer

Brett Newman

Chief Executive Officer

ATTACHMENTS:

- | | | |
|---------------------|---|----------|
| 1 ↓ | Draft Development Control Plan | 13 Pages |
| 2 ↓ | Applicant's Addendum | 34 Pages |
| 3 ↓ | Table of potential A grade office space | 1 Page |

REFERENCE MATERIAL



DRAFT SITE SPECIFIC DCP

87-91 George Street,
Parramatta

For inclusion in Section 4.3.3.7 City Centre Special
Areas of the Parramatta DCP 2011

Prepared for
GPT GROUP
18 February 2021



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Project Code	P0019169
Report Number	DRAFT FOR COUNCIL REVIEW-Version 2

DRAFT

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87-91 GEORGE STREET, PARRAMATTA

Land and Development covered by this plan

This part of the DCP applies to No. 87 to 91 George Street, Parramatta. The site comprises 2 parcels of land fronting George Street legally known as Lot 1 DP 505486 and Strata Plan 71180 within the Parramatta CBD, as shown in 4.3.3.7.XX.



Figure 4.3.3.7.XX - Area covered by this development control plan amendment for 87 to 91 George Street, Parramatta

Relationship to other Planning Documents

This part of the DCP is to be read in conjunction with other parts of this DCP and the Parramatta City Centre Local Environmental Plan (LEP) 2011.

If there is any inconsistency between this part of the DCP and other parts of the Parramatta City Centre DCP 2011, this part of the DCP will prevail.

Desired Future Character

The redevelopment of the site will deliver an A-grade commercial building. The design will achieve an elegant tower that will contribute to the revitalisation of George Street, and will reinforce the character of the Parramatta City Centre as a centre for employment, and business. The office tower in the heart of Parramatta's CBD will meet the needs of large and very large office space users to support the Parramatta CBD in its role as a Sydney's Central City CBD.

The redevelopment of the site will provide for an appropriate relationship to the state significant heritage item known as 'Perth House' to the west of the site whilst responding to the future envisaged scale of the CBD. The sense of place will come from the significant heritage and culture characteristics of the local context,

whilst retail services and public space amenity will be critical to the success of the site and surrounding precinct.

The redevelopment of the site is required to establish an active street frontage to George Street. The design of the building at ground level will embrace and enhance the setting of the heritage item and the special qualities of the adjacent streetscape context including the historic Fig tree and Olive tree. Convenient, vibrant, and high-quality retail spaces and publicly accessible spaces will service the community in the building and in surrounding buildings.

Large floor plates are to be designed to meet the needs of large government and corporate tenancy workplace requirements. The workplace environment will celebrate natural light, fresh air, indoor and outdoor space, worker flexibility, efficiency, comfort, and views of the greater Parramatta region. The design will accommodate opportunities for bicycle parking and end of trip facilities.

Heritage

The subject site is not a listed heritage item on the Parramatta Local Environment Plan (LEP) 2011 or the State Heritage Register (SHR); however as identified in Figure 4.3.3.7.XX, it is located in the vicinity of a number of state and locally listed heritage items, including:

- Perth House, stables, carriageway (SHR no. 00155) - 85 George Street, Parramatta
- Moreton Bay Fig (heritage tree) (SHR no. 00155) – 85 George Street, Parramatta
- Convict Barracks Wall and Potential Archaeological Site (Item no. I717) – 80-100 Macquarie Street, Parramatta
- Convict Drain (Item no. I647) – George Street
- Arthur Phillip High School (Item no. I1720) at 175 Macquarie Street, Parramatta.
- Olive Tree (unidentified item subject to future investigation due to potential to be original planting) – 85 George Street, Parramatta.

The Parramatta LEP 2011 sets out the controls for development within the vicinity of heritage items.



Figure 4.3.3.7.XX State and local heritage items in the vicinity of 87 to 91 George Street, Parramatta

Objectives

- O.1 Embrace the distinctive local context by recognising the contextual relationship with the surrounding heritage listed items through a scale and form that is contextually appropriate.
- O.2 Conserve the heritage significance of 85 George and 80 -100 Macquarie Street by respecting the heritage buildings and settings.
- O.3 Ensure future development of the site enhances the heritage qualities of the heritage items on the adjoining sites.
- O.4 To create a commercial building with setbacks and articulation that are compatible with maintaining a strong streetscape presence for the adjoining heritage item "Perth House".

Controls

- C.1 The development should respond to and protect the significance of Perth House and identified trees as shown in Figure 4.3.3.7.XX in the following ways:
 - (a) Podium setbacks to the north (George Street) and west (Perth House – 85 George Street) should comply with the following design principles:
 - (i) Views from George Street to the eastern façade of Perth House should be maximised and enhanced by articulation and selection of materials and finishes.
 - (ii) Pedestrian access and activation should be encouraged around the podium to Perth House to increase public appreciation and aid heritage interpretation
 - (iii) Setbacks should maintain and enable continued maturity of the Olive Tree associated with Perth House.
 - (b) the tower form should have a minimum 1.5m separation from Perth House; and
 - (c) the western façade of the site is to be designed to respect the scale and maintain legibility of the eastern façade of Perth House through articulation and appropriate selection of materials and finishes.
 - (d) Subject to design excellence and environment impact studies, development should have vertical walls, with protrusions and recesses minimised
 - (e) Landscaping should generally be based on historic landscaping layouts and schemes, and should be used to enhance Perth house presentation
 - (f) Ground floor areas of the future building should provide a direct outlook to the Perth House curtilage, with visual clutter adjacent to Perth House minimised.
 - (g) New buildings must incorporate interpretation of heritage significance of the place.

Note: Proponents are referred to best-practice guidelines including *Design in Context guidelines for infill development in the historic environment*, prepared by the NSW Heritage Office (now Heritage Branch, Office of Environment and Heritage) and RAlA (now Australian Institute of Architects).

- C.2 Encourage pedestrian access around the heritage-listed buildings from the site to increase public appreciation and aid interpretation.
- C.3 Provide opportunities for views of Perth House from George Street (east) with the provision of a heritage view corridor setback as shown in Figure 4.3.3.7.XX along the frontage of the subject site to maintain the association between both sites and appreciation of the state heritage item and significant trees from the George Street.
- C.4 Trees listed as being of heritage significance on 85 George Street must be retained and protected.

Figure to be inserted to reflect Council's resolution.

Figure 4.3.3.7.XX - Heritage Interface and Setbacks

Source: Fender Katsalidis Architects

Built Form

This section seeks to establish built form controls for the site to deliver a development which exhibits architectural design excellence and will positively contribute to the emerging and future character of the Parramatta CBD. The urban form will enable commercial uses to support a thriving economic city centre and promoting modern and flexible workplaces.

Objectives

- O.1 Facilitate the redevelopment of the site to achieve a high-quality urban form which respects the heritage significance of adjoining sites and exhibits design excellence.
- O.2 Establish the building envelope requirements for 87-91 George Street, Parramatta and facilitate designers as part of a future design excellence competition.
- O.3 The built form is to provide for large, flexible and efficient commercial floorplates suitable for achieving A grade office space.
- O.4 Provide for a range of retail uses for the activation of the ground floor plane along George Street suitable for day and night-time activities.

Controls

- C.4 Ensure the new development provides suitable levels of solar access to 85 George Street.
- C.5 Roof design is to make a positive contribution to the quality of the CBD skyline.
- C.6 Opportunities for outdoor areas and terraces should be considered in order to enhance the amenity for future building occupants.
- C.7 Future development should also have regard to the potential wind impact on George Street and publicly accessible areas on the adjoining site at 85 George Street.

Figure to be inserted to reflect Council's resolution.

Figure 4.3.3.7.XX - 87-91 George Street – Maximum Building Envelope Diagram, view from North East

Source: Fender Katsalidis Architects

Figure to be inserted to reflect Council's resolution.

Figure 4.3.3.7.XX - 87-91 George Street – Maximum Building Envelope Diagram, view from North West

Source: Fender Katsalidis Architects

Figure to be inserted to reflect Council's resolution.

Figure 4.3.3.7.XX - 87-91 George Street – Building Setback Control Diagram

Source: Fender Katsalidis Architects

Sustainability

This section seeks to deliver an ecological sustainable building which responds to the local climate conditions and seeks to combat the effects of the urban heat island affecting Western Sydney. This will implement a best practice sustainability approach based on recognised industry frameworks to deliver the ESD outcomes throughout the design, construction, commissioning, and occupation stages, that respond to the rapidly emerging consciousness of ESD principles both globally and locally:

Objectives

- O.1** Deliver a commercial development that exhibits sustainable design practices and is a legacy for future generations.
- O.2** The development should be resilient to the impacts of climate change and urban microclimate, including extreme heat, storm events, energy uncertainty, water scarcity and bushfires.
- O.3** The design should seek to maximise the quality of the indoor environment and wellness for building occupants and visitors.

- O.4 Building envelopes and façade articulation that are expressive and achieve high levels of solar protection and minimise reflected heat into public areas.
- O.5 Evolve building design to best position the future asset to accommodate a pandemic environment.

Controls

- C.1 Development is to achieve the following best practice sustainability standards for the site, including:
 - Zero Net Carbon in operation.
 - 6 Star Green Star (Design and As Built) for commercial office buildings under Green Building Council of Australia (GBCA).
 - 5.5 Star NABERS Energy Base Building Rating.
 - 4 Star NABERS Water Base Building Rating.
 - Resilience and flexibility of energy supply.
 - Maximise natural ventilation, daylight and winter sun access.
- C.2 The façade should be designed to minimise energy use by reducing heat gain while improving user comfort through glare control.
- C.3 Design with a circular economy approach to minimise consumption of finite resources both during construction and for the lifecycle of the building. Such as:
 - Minimising construction waste to landfill
 - Selecting recycled materials or with low embodied carbon
 - Dematerialising or reducing materials which do not add performance or functional value
 - Introducing design initiatives to reduce operational waste.
 - Designing energy and water efficient systems
- C.4 Explore carbon positive pathways by relying on passive design strategies and exploring high efficiency solutions for building services, maximising the site's potential to integrate renewable energy systems and designing for a fully electrical building (not reliant on gas) and require tenants to deliver fitouts which do not utilise gas.
- C.5 Implement socially sustainable and community engagement practices, following best practice guidelines of early and continued engagement.

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APPENDIX A

APPENDIX

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87-91
GEORGE STREET
PARRAMATTA
SITE-SPECIFIC DCP

GPT
The GPT Group

FK

icon
project management

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EXECUTIVE SUMMARY

GPT IS EXCITED BY THE CONTRIBUTION 87-91 GEORGE STREET WILL HAVE TO ACHIEVING THE CITY OF PARRAMATTA'S VISION FOR PARRAMATTA AS THE HEART OF THE CENTRAL RIVER CITY, A VIBRANT BUSINESS AND CULTURE CENTRE.

GPT'S PROPOSED SITE-SPECIFIC DCP BUILDING ENVELOPE IS ALIGNED WITH COUNCIL'S VISION FOR THE PARRAMATTA CBD, ACHIEVING A 1,500SQM NLA FLOORPLATE TO ATTRACT NATIONAL TENANTS.

IT IS ESSENTIAL THAT COUNCIL ENDORSE A SITE-SPECIFIC DCP ENVELOPE THAT PROVIDES A MINIMUM 1,500SQM NLA FLOORPLATE.

Site-Specific DCP: 87-91 George Street, Parramatta

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GPT shares Council's vision for the Parramatta CBD. Parramatta has a bright future.

Following the recent opening of 32 Smith Street, GPT is excited to be working collaboratively with the City of Parramatta (Council) to enhance the prominence of the Parramatta CBD with 87-91 George Street that will be developed for a new market-leading A-grade commercial tower.

GPT's proposal is to progress the site-specific DCP with envelope controls that enable commercial floorplates that are greater than 1,500sqm NLA, to meet the leasing market of leading national organisations.

The site-specific controls, particularly the boundary setbacks and resulting floorplates, are crucial to supporting this shared vision. GPT's proposal presents a carefully considered response to the local context and setting that builds on and improves on the previous hotel DA approval for the site.

GPT's proposal:

- **Aligns to the Parramatta CBD Planning Proposal intent to provide high quality A-Grade office space** in Parramatta CBD attracting top-tier and national commercial tenants;
- **Delivers a podium and tower building form response that mitigates the scale of a tower and provides a strong-streetscape response** that recognises George Street's role as the original high street of Parramatta;
- **Delivers a generous podium setback to Perth House of 9m** which seeks to improve the response to the distinctive heritage context of Perth House, the Fig Tree and 80-100 Macquarie Street;
- **Delivers floorplates aligned to market demand, with national tenants seeking greater than 1,500sqm NLA to meet their office accommodation requirements.**

GPT's proposal aims to define the parameters to inform a competitive design excellence process on site.

EXECUTIVE SUMMARY (CONT.)

GPT will be investing over \$800 million in the project and its delivery is estimated to enable:

- Approximately **to 80,000 sqm GFA of prime-grade office space** within the heart of the Parramatta CBD;
- Establish opportunities for a **partnership with Council to revitalize and open Perth House** to the Parramatta community;
- **Enable a competitive design excellence process to deliver an integrated design** that responds to the heritage significance of Perth House, the prominence of George Street to the CBD and improves the urban outcome of the evolving city;
- A **net uplift of approx. 15,000 direct and indirect jobs** during the construction and operational phases of developments; and
- The ability to contribute a **net uplift of \$1.4 billion of annual direct and indirect Gross Value Add contribution to the local economy** on an ongoing basis, in net present value terms.

GPT request Council's support to progress the site-specific DCP with the envelope controls to achieve commercial floor plates that are greater than 1,500sqm NLA, with the aim of attracting national and multi-national organisations to Parramatta CBD.



INTRODUCTION

Purpose of Report

This report has been prepared on behalf of the GPT Group (GPT) by Urbis Pty Ltd (Urbis) to **outline GPT's development proposal for a new A-Grade commercial office tower located at 87-91 George Street, Parramatta** (site) within the Parramatta Local Government Area.

To progress the proposal, a site-specific DCP is required to be endorsed by the Councillors of the City of Parramatta. This report describes **why GPT's proposal is aligned with Council's vision for Parramatta CBD.**

This report has been informed by a detailed review of the existing and future context of the Parramatta CBD and demonstrates why GPT's proposal is able to be supported.

Since June 2020, GPT has been in discussion with the City of Parramatta Planning Unit and City Architect, in consideration of the Parramatta CBD Planning Proposal and the site specific requirements, with the aim of progressing to an architectural design competition and Development Application as soon as possible in 2021.

The site-specific DCP should enable a development proposal for a new market leading commercial office tower located at 87-91 George Street, and the site-specific controls, particularly the boundary setbacks and resulting floor plates, are crucial to the achieving an A-Grade office tower that is aligned with Council's vision to grow the Parramatta CBD.



GPT REQUEST COUNCIL'S SUPPORT TO PROGRESS THE SITE-SPECIFIC DCP WITH THE ENVELOPE CONTROLS TO ACHIEVE COMMERCIAL FLOORPLATES THAT ARE GREATER THAN 1,500SQM NLA, WITH THE AIM OF ATTRACTING NATIONAL AND MULTI-NATIONAL ORGANISATIONS TO PARRAMATTA CBD.

A SHARED VISION FOR PARRAMATTA CBD

Parramatta CBD: A Vibrant Business and Cultural Hub

GPT shares Council's vision for Parramatta CBD as a vibrant business and cultural hub. At the core of any great city is quality design and planning.

- GPT has confidence in the planning process for the delivery of development in Parramatta CBD.
- GPT recently announced a revised target to achieve **net zero carbon emissions** across its portfolio **by the end of 2024**, reflecting a market leading position.
- GPT's recent opening of **32 Smith Street** has set a new benchmark for **workplace design in Parramatta**, incorporating market leading amenity, technology and sustainability initiatives.
- GPT will **conserve, recognise and celebrate the significance Perth House**, revitalizing to provide opportunities for partnerships with Council and community groups.
- Council's CBD Planning Proposal seeks to deliver an extra 50,000 jobs over the next 40 years. **GPT is excited to contribute up to 21,600 jobs** through the existing and planned portfolio, **positioning Parramatta as a global centre for business and investment**.
- **GPT commends Council's on their vision for tall, slender towers** that provide sunlight, celebrate views and provide strong streetscape responses to the public domain, reinforcing an important nexus of design outcomes and attracting and retaining tenants and investment.
- **87-91 George Street proposal will be is the third significant investment by GPT in Parramatta and further contributing towards realising Council's vision for the Parramatta CBD Proposal.**

GPT's Existing & Proposed Investment to Parramatta CBD


 **\$1.503 BILLION INVESTMENT**

 **UP TO 121,600SQM OFFICE NLA**

 **21,600 JOBS**

GPT is committed to a Net-Zero Portfolio by 2025. Since 2005, GPT have reduced

 **60% EMISSIONS**

 **45% ENERGY**

 **46% WATER**

GPT'S VISION FOR 87-91 GEORGE STREET: CELEBRATING HISTORY, CREATING OPPORTUNITY

87-91 George Street will provide a vibrant A-Grade commercial tower, that celebrates Perth House and supports the continued growth of Parramatta as a vibrant business and cultural CBD.

Endorsement of the site-specific DCP by the Councilors will enable Council and GPT to commence the Design Excellence Competition Process. Council's Design Excellence Process has a record of raising the bar for delivery of high-quality, architectural responsive design outcomes that contribute to the natural, cultural, visual and built character of Parramatta.



UP TO 80,000SQM A-GRADE OFFICE SPACE



PARTNER WITH COUNCIL TO OPEN PERTH HOUSE TO THE PARRAMATTA COMMUNITY



A NET UPLIFT OF 15,000 DIRECT & INDIRECT JOBS



A NET UPLIFT OF \$1.4 BILLION OF ANNUAL DIRECT GROSS VALUE ADD/ANNUM



ESTABLISHING A COMPLIMENTARY PRECINCT THAT CELEBRATES PERTH HOUSE

Site-Specific DCP: 87-91 George Street, Parramatta



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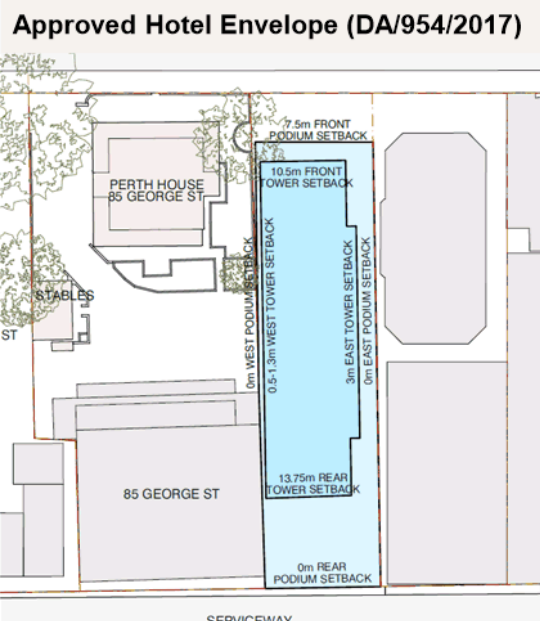
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A HISTORY OF RESPONDING TO CONTEXT WITH DESIGN EXCELLENCE

Design Excellence Awarded to 89 George Street

In July 2018, the Sydney Central City Planning Panel approved a 28 storey hotel on 89 George Street (DA/954/2017). The hotel was subject to Council's Competitive Design Excellence Process, with the Jury awarding Group GSA's scheme design excellence. The scheme achieved design excellence with a:

- 1.3m tower setback to the western boundary (Perth House);
- 10.5m tower setback to the northern boundary (George Street);
- A podium with strong datum lines that reflect the 'verandah' of Perth House on George Street; and
- Architectural design and setbacks which maximises shared views along George Street and Perth House.



Site-Specific DCP: 87-91 George Street, Parramatta

COUNCIL PREVIOUSLY AWARDED DESIGN EXCELLENCE TO THE SITE. GPT'S PROPOSAL IS CONSISTENT WITH APPROVED SETBACKS TO PERTH HOUSE AND GEORGE STREET.

COUNCIL & GPT ARE ALIGNED IN DELIVERING A-GRADE OFFICE SPACE IN PARRAMATTA CBD

Council's CBD Planning Proposal Proved 1,500sqm Floorplates are Achievable on 2,500sqm Sites

The setback controls proposed to date by Council officers are not commercially viable. The setbacks do not achieve the Council objectives for creating opportunities for increasing the supply of A-Grade office space in the Parramatta CBD. These objectives are incorporated into the Parramatta CBD Planning Proposal and proposed LEP amendments, and supporting documents placed on public exhibition.

The Parramatta CBD Economic Review for the Parramatta CBD Planning Proposal makes a number of important observations, as follows:

- **All recent office buildings developed in the last decade in the Parramatta CBD have been over 1,290 sqm;**
- **Parramatta has experienced significant competition from new centres such as North Ryde, Norwest and Sydney Olympic Park, which have been able to develop new large floorplate campus style office buildings; and**
- **The older office buildings generally have floorplates of under 1100 sqm, have higher vacancy.**

Urban design testing was undertaken by Council, which indicates that A-Grade office floorplates of 1,500 sqm can generally be achieved on sites over 2,500 sqm.

87-91 GEORGE STREET HAS AN AREA OF 2,871 SQM, WELL EXCEEDS THE THRESHOLD IN THE CBD PLANNING PROPOSAL FOR SITES ABLE TO INCENTIVISE THE SUPPLY OF A-GRADE COMMERCIAL OFFICE SPACE. AND ACHIEVE FLOOR PLATES IN EXCESS OF 1,500 SQM.

Site-Specific DCP: 87-91 George Street, Parramatta



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COUNCIL & GPT ARE ALIGNED IN DELIVERING A-GRADE OFFICE SPACE IN PARRAMATTA CBD (CONT.)

GPT's Market Analysis Demonstrates Major A-Grade Office Tenants Seek Minimum Floorplates >1,500sqm NLA

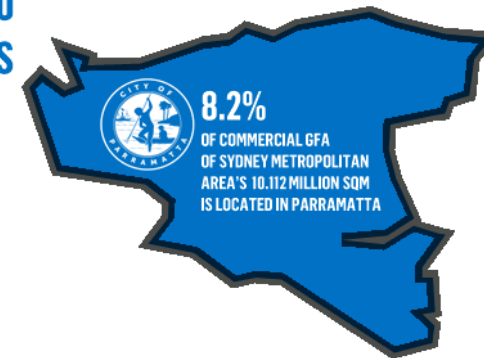
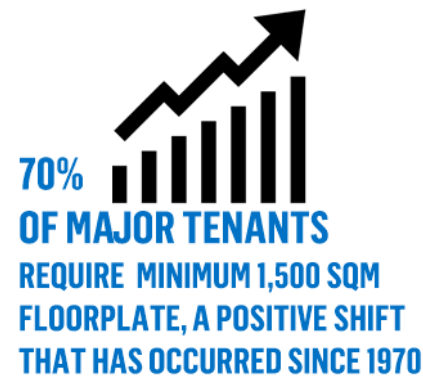
Council's CBD Planning Proposal seeks to deliver new A-Grade office space to Parramatta CBD, that is flexible, accessible and allows for efficiency workplace design and internal circulation.

GPT has drawn on their experience across the eastern seaboard to understand market demand in Parramatta CBD. Typically, A-grade tenants are seeking larger floorplates (1,500sqm NLA or more) that enable:

- Greater occupier efficiency and productivity outcomes,
- A collaborative workplace that supports stronger relationships between specialists businesses
- Shared spaces that allow for greater connections between team members
- Flexibility in accommodating project space and adapting to changing space requirements
- Occupancy cost minimisation.

GPT will require pre-commitment from a major tenant prior to commencing construction.

IN SYDNEY CBD 76% OF BUILDINGS COMPLETED BETWEEN 2010-2020 HAVE FLOORPLATES >1,500SQM



BETWEEN 2015-2020 NATIONALLY, NO MAJOR GOVERNMENT OR FINANCIAL SERVICES SECTOR TENANTS MOVED INTO BUILDINGS WITH LESS THAN 1,500SQM FLOORPLATE

RESPONDING TO GEORGE STREET & PERTH HOUSE WITH DESIGN EXCELLENCE

87-91 George Street will provide a vibrant A-Grade commercial tower, that celebrates Perth House and supports the continued growth of Parramatta as a vibrant business and cultural CBD.

The following sequence of images illustrating how GPT's proposal can achieve design excellence, unlocking the potential sought by Council's CBD Planning Proposal. The design excellence principles align to those previously endorsed for the approved hotel on site.



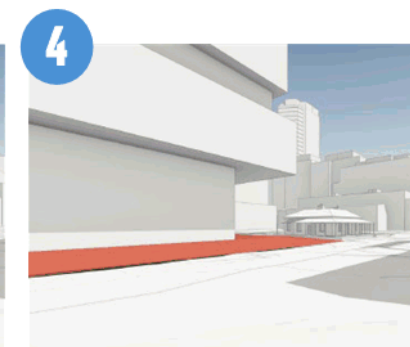
1 Begin with an envelope massing



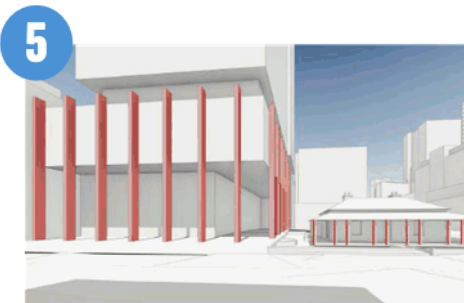
2 Create a waistline to let the podium breathe



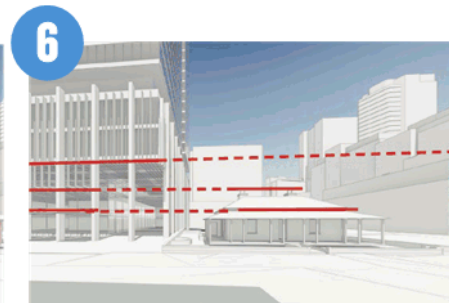
3 Give a generous 7.5m podium setback to western boundary (Perth House)



4 Extend the public domain by 12.6m



5 Achieve design excellence with a grounded podium design aligned to Perth House



6 Align the horizontal elements of Perth House (chimney line, roofline and 83 George Street)

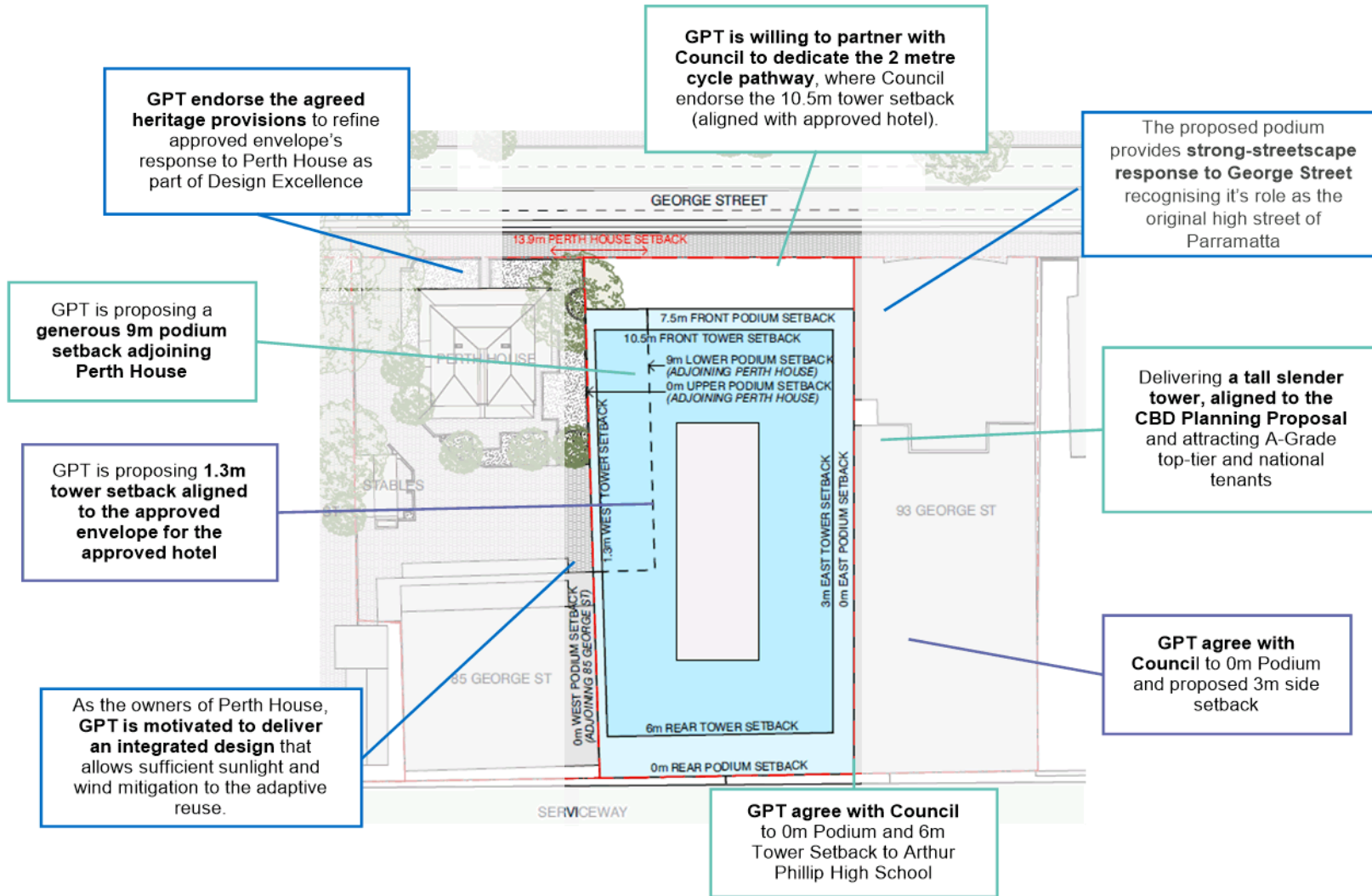


7 Establish a landscape experience built on the tree streetscape



8 Deliver a responsible design excellence driven outcome

GPT'S PROPOSED RATIONAL: RESPONDING TO THE LOCAL CONTEXT



BENEFITS TO PARRAMATTA COMMUNITY

Revitalising Perth House as a Place for the Community

- GPT is committed to refurbishing and revitalising Perth House
- GPT wishes to partner with Council to allow accessibility for Council's current programs and initiatives.

Pedestrian and Cyclist Friendly George Street

- GPT is willing to dedicate the land required for a new regional cycleway along George Street, where Council to endorse the proposed envelope controls that allows a tower floorplate greater than 1,500sqm

Delivering Flexible and Sustainable A-Grade Office Space

- Council's Economic Review for the Parramatta CBD Planning Proposal identified that sites greater than 2,500sqm should be capable of 1,500 sqm NLA floor plates, aligning to market demand

Supporting the Continued Growth of Parramatta CBD

- A net uplift of 15,000 direct and indirect jobs, and a net uplift of \$1.4 billion of annual direct gross value add per annum

GPT'S VISION FOR 87-91 GEORGE STREET ALIGNS WITH COUNCIL'S VISION FOR A VIBRANT BUSINESS AND CULTURAL CBD AND RESPONDS TO THE GEORGE STREET CONTEXT. INVESTMENT BY GPT REQUIRES A MINIMUM TOWER FLOORPLATE OF 1,500SQM NLA.





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APPENDIX A

GPT

The GPT Group (GPT) is a listed property group and is an active developer and manager of \$25.3 billion worth of high-quality Australian retail, office and logistics property assets. GPT has long favoured a proactive and cooperative approach to working with all levels of Government to achieve the highest quality outcomes for all stakeholders.

GPT's office portfolio is the highest quality of an Australian REIT and includes a number of iconic assets in Eastern Seaboard locations. GPT's office investment of \$13.1 billion consists of a portfolio of assets held on the Group's balance sheet and an investment in the GPT Wholesale Office Fund, giving GPT exposure to 24 Premium and A-Grade office buildings.

This development proposal is the third significant investment by GPT in Parramatta, which aims to strengthen Parramatta's role as Sydney's Central River City by delivering high-quality commercial floor space that drives long term private and public sector investment.

This development proposal follows GPT's acquisition of 60 Station Street and the recent completion of GPT's latest office tower at 32 Smith Street, Parramatta, which has set a new benchmark for workplace design in Parramatta, incorporating market leading amenity, technology and sustainability initiatives.

Consultant Team

This report and the GPT preferred development option for the site-specific DCP has been informed by a detailed review of the existing site and future context of the area. GPT engaged a specialist team of consultants to undertake analysis and identify the appropriate site-specific DCP controls, including:

- Fender Katsaladis (Architecture and Urban Design)
- NBR Architecture (Heritage)
- Icon Project Management
- Urbis (Planning)



NBRARCHITECTURE.



About GPT

GPT is a vertically integrated diversified property group that owns and actively manages its \$24.4 billion portfolio of high quality Australian office, logistics and retail assets. The Group leverages its real estate management platform to enhance returns through property development and funds management.

Listed on the Australian Securities Exchange (ASX) since 1971, today The GPT Group is a constituent of the S&P/ASX 50 with a substantial investor base of more than 32,000 securityholders.

Our vision






To be the most respected property company in Australia in the eyes of our investors, people, customers and communities.

Our purpose

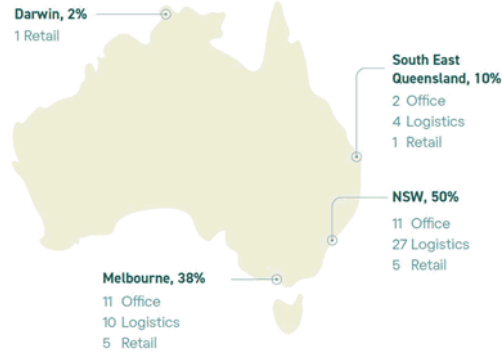
To create value for investors by providing high quality real estate spaces that enable people to excel and our customers and communities to prosper in a sustainable way.

Our values

Each day, our core values guide our employees as they work to deliver on our purpose.

-  **Safety First – Everyone, Always**
We care about people above everything else.
-  **Deliver Today, Create Tomorrow**
We focus on the present and the future to deliver consistent, dependable performance.
-  **Value Differences, Play as a Team**
We embrace our diverse backgrounds, experiences and perspectives, working together for the best outcome.
-  **Raise the Bar**
We think big, take initiative, share ideas and challenge the status quo.
-  **Speak Up**
We are courageous and speak up about things that matter.

Portfolio diversity across locations



Our portfolio

GPT owns a diversified portfolio of high quality properties across Australia.



- » 24 assets
- » 1,000,000 sqm NLA
- » 360+ tenants¹
- » \$5.6 billion GPT owned portfolio
- » \$12.9 billion assets under management



- » 41 assets
- » 1,140,000 sqm GLA
- » 90+ tenants
- » \$3.0 billion GPT owned portfolio
- » \$3.0 billion assets under management



- » 12 shopping centres
- » 960,000 sqm GLA
- » 3,100+ tenants
- » \$5.5 billion GPT owned portfolio
- » \$8.5 billion assets under management

77 properties

\$24.4b Assets under management

Portfolio diversity across asset classes



¹ Excludes retail tenants.

60 Old Waggrove Road, Eastern Creek, NSW

Our Strategy

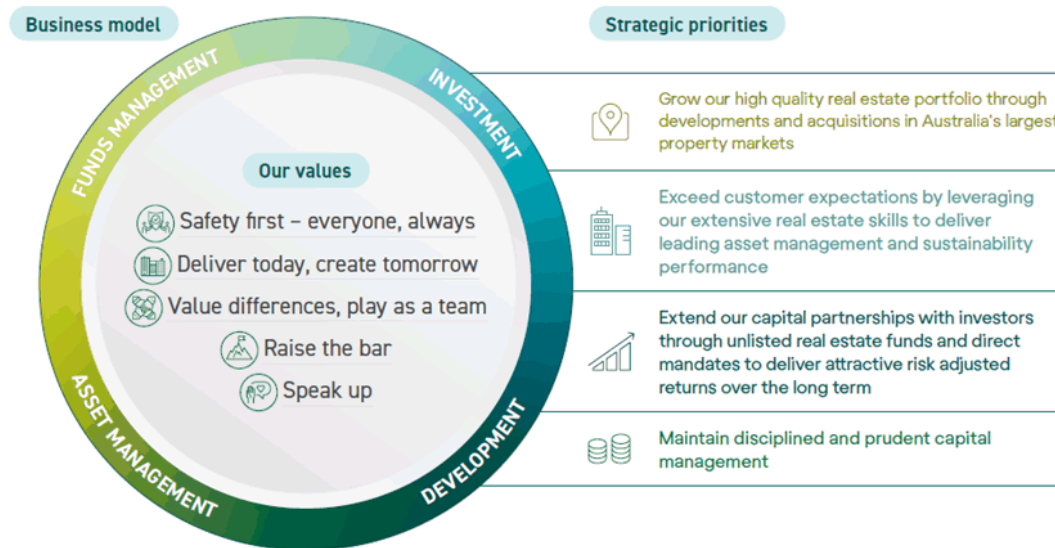
GPT's strategy aims to deliver growing and predictable earnings for investors through owning, developing and managing a diversified portfolio of high quality real estate.

Our strategy is influenced by the megatrends that continue to shape how people live, work and play and the spaces businesses need in order to thrive. Some of these trends accelerated in 2020, presenting both opportunities and challenges.

Owning and managing a diversified portfolio of high quality real estate in Australia's largest cities is core to our strategy and provides us with the opportunity to benefit from sectors with favourable trends while reshaping our exposure to others.

Our strategy leverages our extensive real estate experience to create value through disciplined investment, development, asset management, and funds management.

Portfolio growth in the Logistics sector has been a core focus over the last three years and the Group has made strong progress in securing development and investment opportunities in this sector. This continues to be an ongoing focus given the structural tailwinds from e-commerce and supply chain management.



How We Create Value

Our vision

To be the most respected property company in Australia in the eyes of our investors, people, customers and communities.

Our purpose

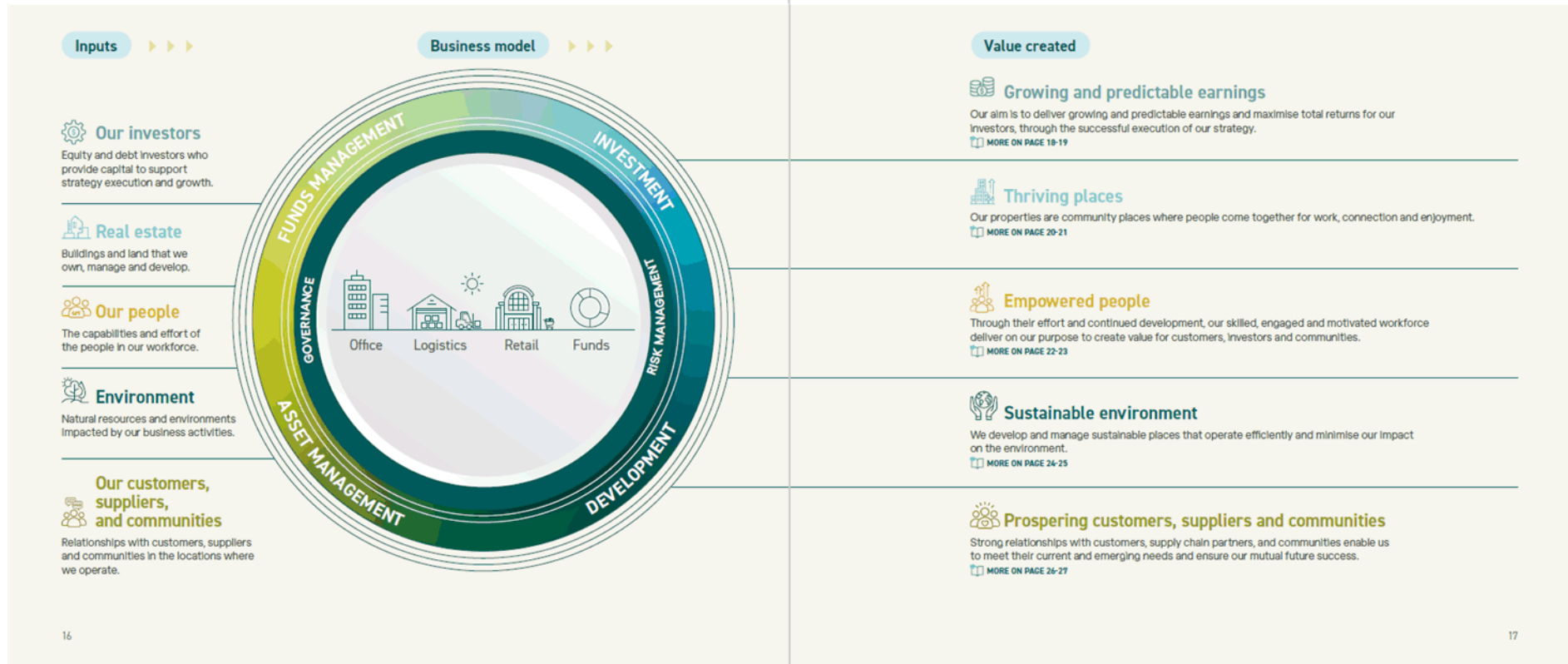
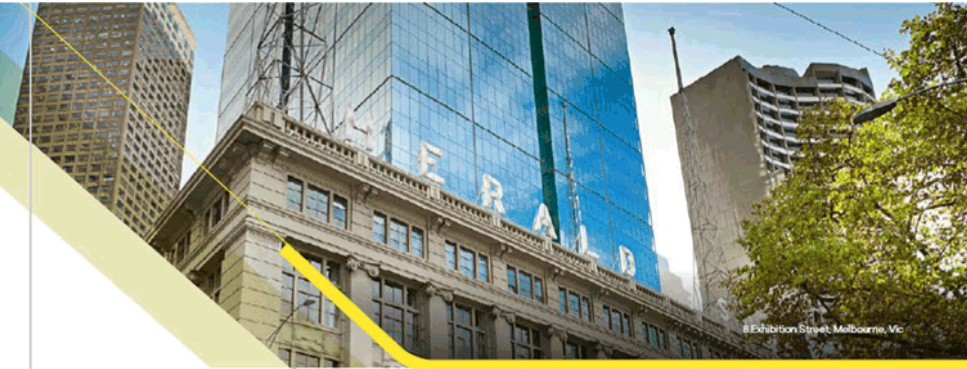
To create value for investors by providing high quality real estate spaces that enable people to excel and our customers and communities to prosper in a sustainable way.

To deliver our purpose, GPT uses resources and inputs in our business activities to create value for our stakeholders.

Key inputs into the Group are our investors, real estate, our people, environmental resources, and our customers, suppliers and communities.

Through the application of our business model, GPT creates value in the form of growing and predictable earnings, thriving places, empowered people, a sustainable environment, and prospering customers, suppliers, and communities.

This process of value creation is illustrated in the diagram below.



APPENDIX B

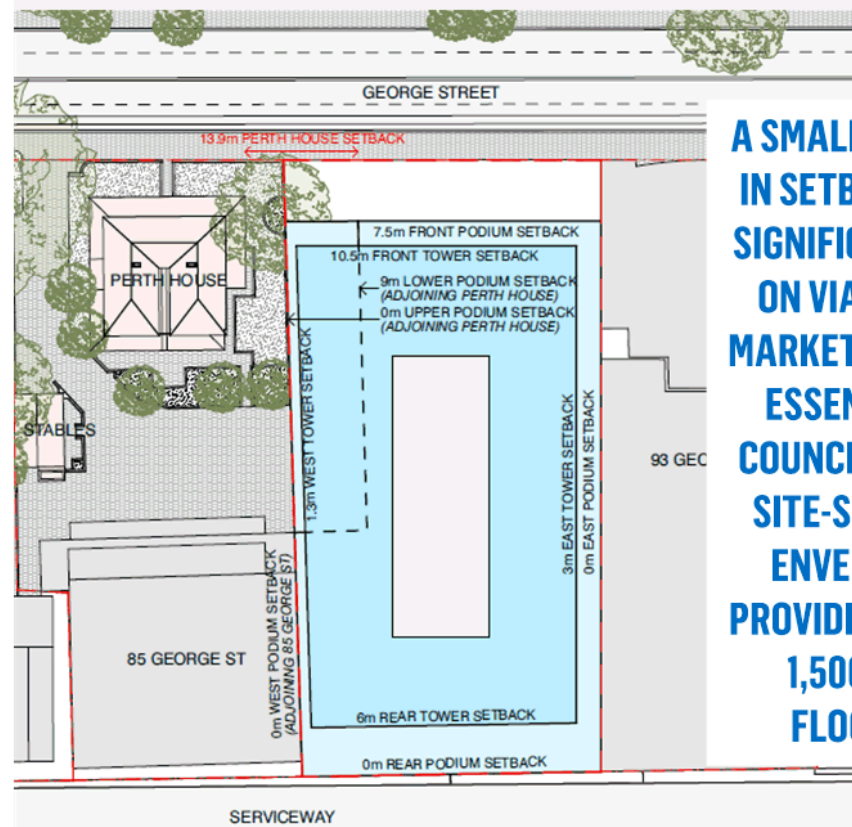
GPT's Proposal Draws Upon Council's Design Outcomes to Set Site-Specific Parameters for Design Excellence

Since June 2020, GPT has been in discussion with the City of Parramatta Planning Unit and City Architect to refine the site-specific DCP outcomes for 87-91 George Street.

Following endorsement by the Councilors, GPT is excited to collaborate with Parramatta Council to coordinate a Competitive Design Excellence Process. Council's Design Excellence Process has a record of raising the bar for delivery of high-quality, architectural responsive design outcomes that contribute to the natural, cultural, visual and built character of Parramatta. GPT strongly advocates that the foundational principles that informed Council's options, should be reflected in the site-specific DCP:

- A sensitive design response and celebration of the heritage listed Perth House and Fig Tree;
- A strong streetscape presence to George Street, opening views to Perth House and recognising George Street's role as the original high street of Parramatta;
- A podium-tower design that mitigates the scale of the potential tower compliant to the CBD Planning Proposal;
- Enabling the future delivery of the George Street Cycle Path (identified 2m setback in CBD Planning Proposal);
- Improving solar access to the public domain and commercial floorplates to enable efficient design; and
- Provides a tower floorplate that aligns to market demand for bringing national tenants to Parramatta CBD and the previous hotel approval for the site.

GPT Proposal (1,522 SQM NLA)



A SMALL DIFFERENCE IN SETBACKS, HAS A SIGNIFICANT IMPACT ON VIABILITY AND MARKETABILITY. IT IS ESSENTIAL THAT COUNCIL ENDORSE A SITE-SPECIFIC DCP ENVELOPE THAT PROVIDES A MINIMUM 1,500SQM NLA FLOORPLATE.

APPENDIX C

GPT Proposed DCP Controls

The following Controls are to be populated in the Built Form section of the proposed site-specific DCP.

Built Form

Controls

C1. Development must not exceed the building envelope identified by the Building Envelope Diagram as shown in Figure 4, Figure 5 and Figure 6.

Podium setbacks to be observed are:

- 7.5 metres to the North (front) George Street Podium Setback
- 9 metres West (side) Lower Podium Setback Adjoining Perth House
- 0 metres West (side) Upper Podium Setback Adjoining Perth House
- 0 metres West (side) Podium Setback Adjoining 85 George Street
- 0 metres East (side) Podium Setback
- 0 metres South (rear) Podium Setback

Tower setbacks to be observed are:

- 10.5 metres to the George Street Tower Setback
- 1.3 metres West Tower Setback
- 3 metres East Tower Setback
- 6 metres Rear Tower Setback

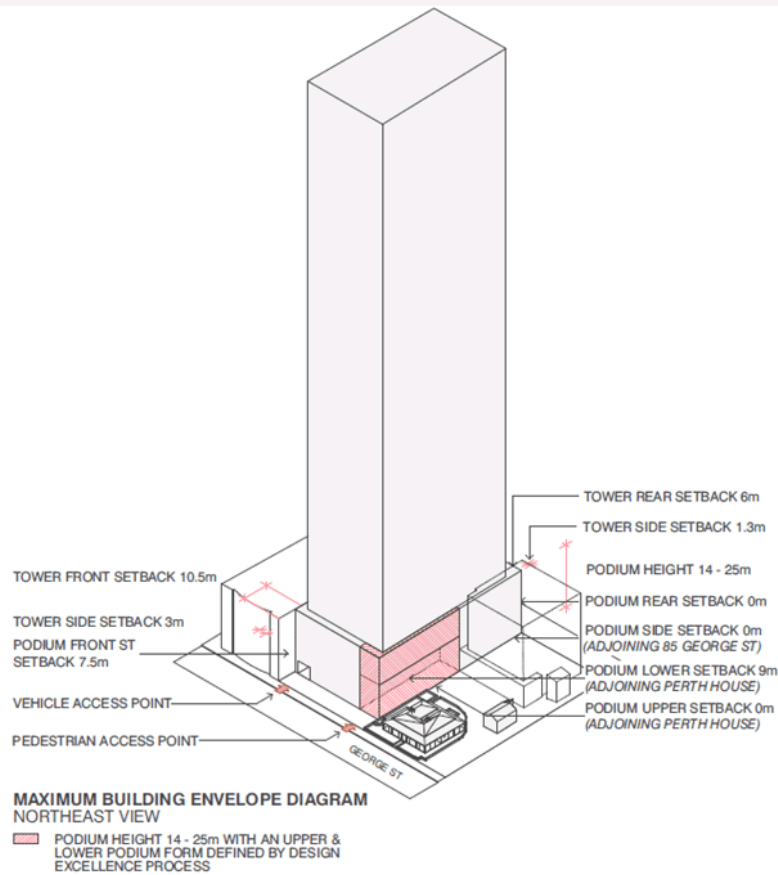
C2. The podium height is to be 14m-25m above the ground level.

C3. The height of the upper and lower podium setback to Perth House is to be resolved as part of Design Excellence

APPENDIX C (CONT.)

Figure 4 - 87-91 George Street – Maximum Building Envelope Diagram, view from North East

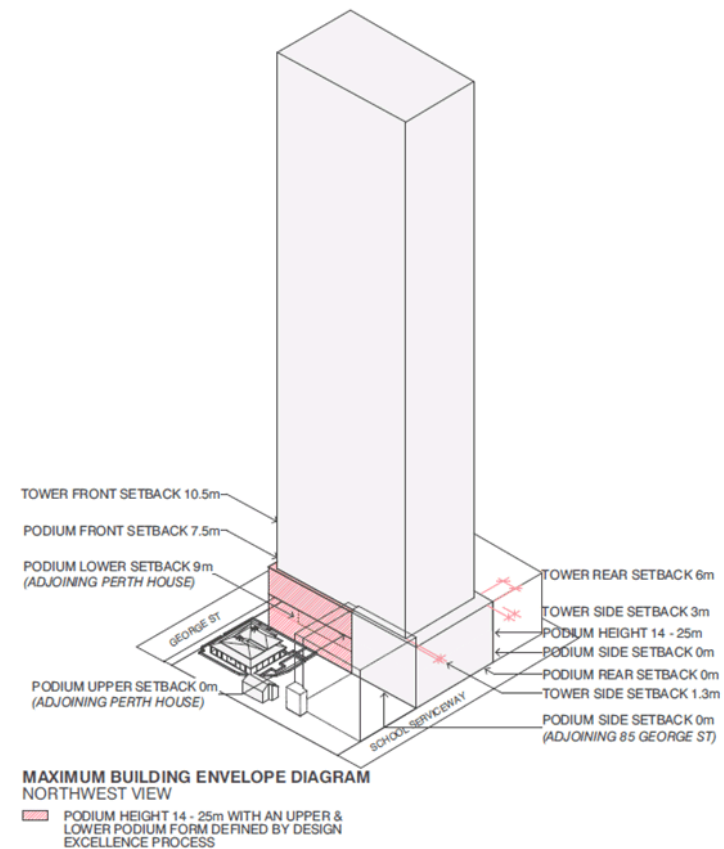
Source: Fender Katsalidis Architects



Site-Specific DCP: 87-91 George Street, Parramatta

Figure 5 - 87-91 George Street – Maximum Building Envelope Diagram, view from North West

Source: Fender Katsalidis Architects



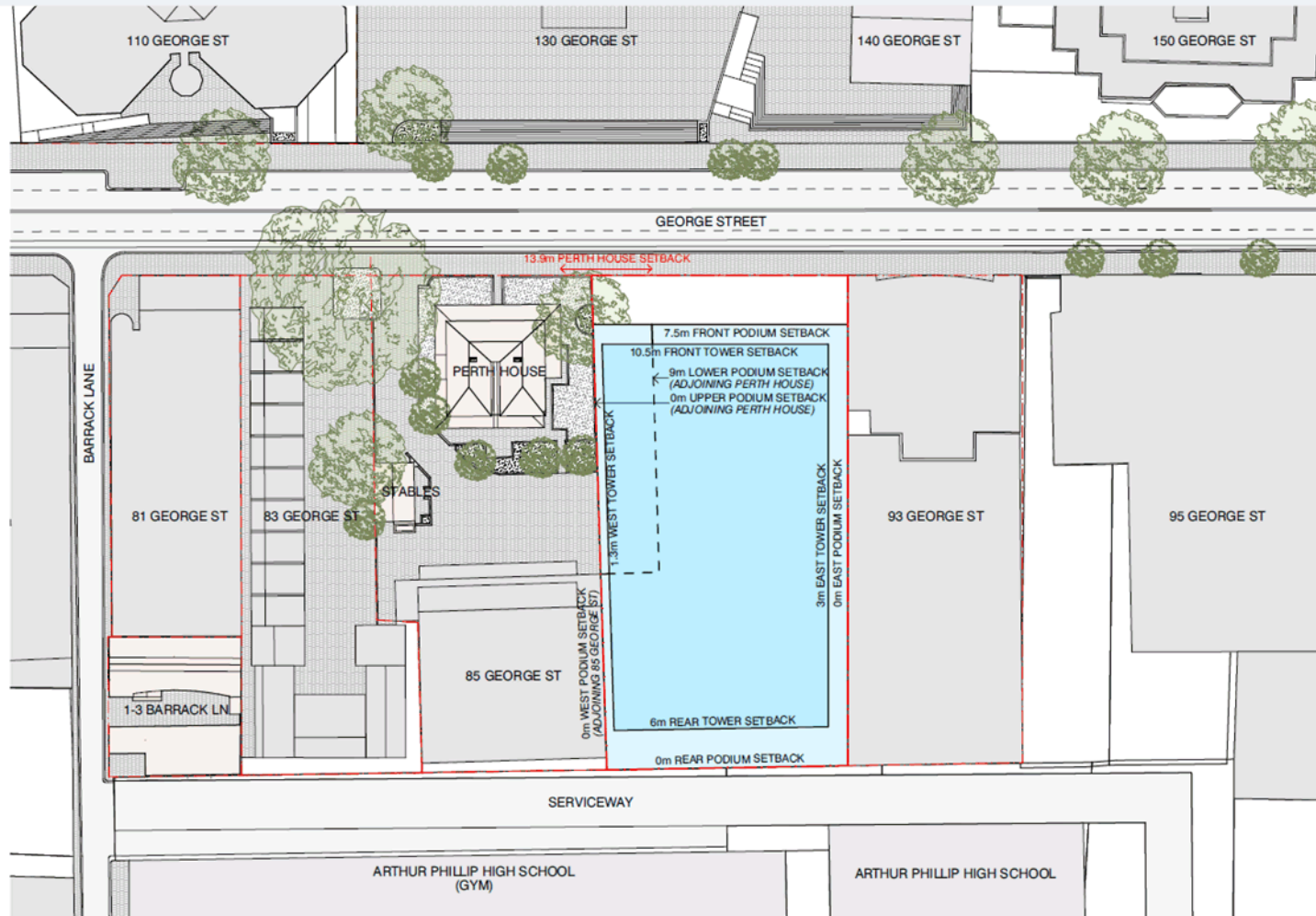
17/03/2021

Page 21

APPENDIX C (CONT.)

Figure 6 - 87-91 George Street – Building Setback Control Diagram

Source: Fender Katsalidis Architects



APPENDIX D

Office Floorplate Market Research prepared by JLL

The JLL Data Study was commissioned by GPT to undertake a market research report relating to office floorplate size.

The data is focused on major office buildings (equal or greater than 20,000sqm) and larger office tenants (equal or greater than 5,000sqm).



Office *Floor Plate* Market Research

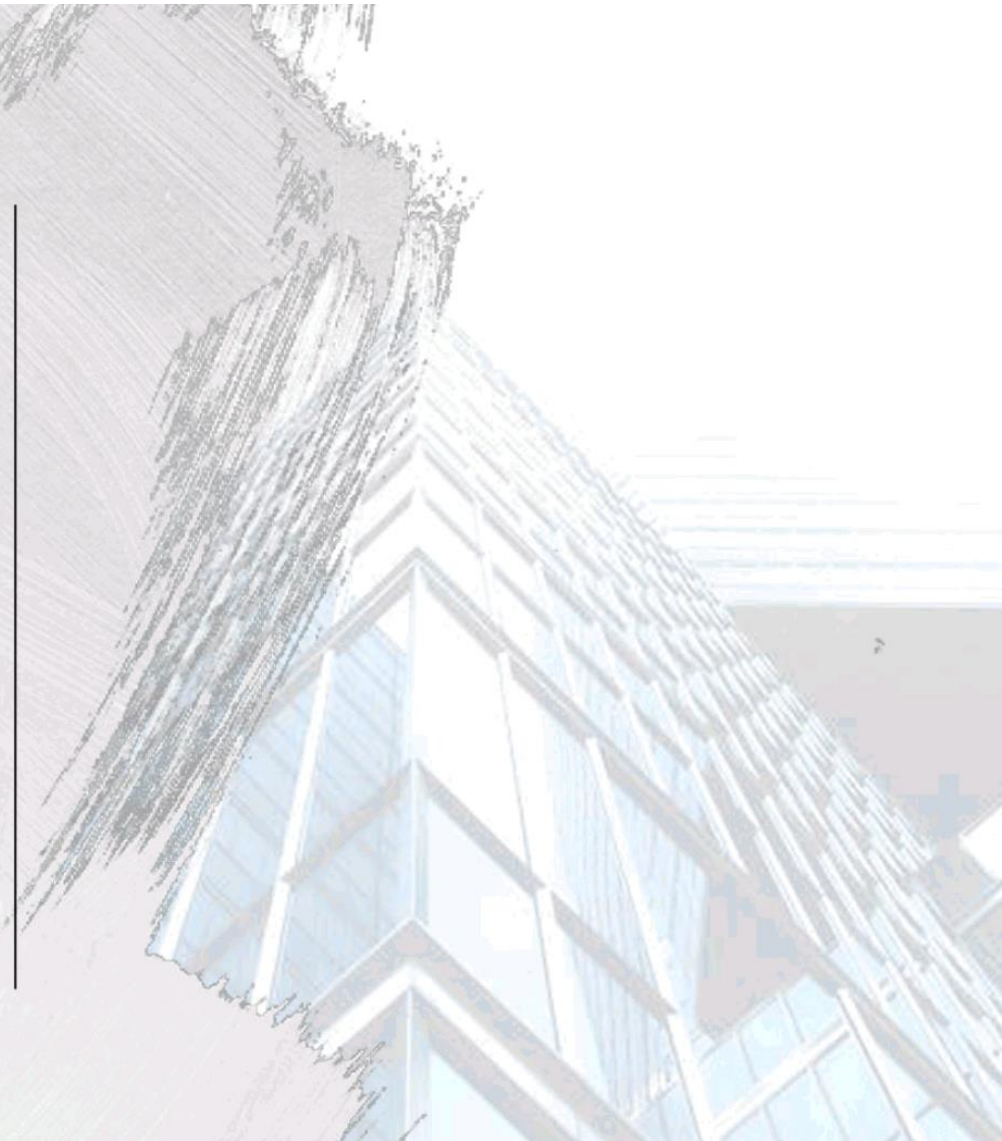
Prepared for The GPT Group

February 2021



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JLL is not operating under an Australian Financial Services Licence. The financial analysis and conclusions contained within this report do not purport to represent a valuation in the conventional sense. It is an exercise involving only relatively few variables, such as zoning information and a general knowledge of background market conditions; whereas, a valuation involves a detailed investigation of the property including, where appropriate, the nature of the locality, surrounding properties, full inspection, site peculiarities, the nature, quality and condition of improvements, comparable sales, market trends, yields, competition, design and layout and so on. The market value could be greatly affected by such factors, and by encumbrances, restrictions, or other impediments on Title which have not been considered in this report. Accordingly, the financial analysis contained herein is indicative only and not authoritative. It is merely a precursor to a formal valuation and should not be taken as a substitute for it.

Background & Scope

Background

The requirement for this market research report has arisen as The GPT Group ("GPT") are currently pursuing an office development proposal on their site at 87-91 George Street, Parramatta. Due to existing controls and setback requirements the site is only capable of providing a floor plate of ~1,300m², while GPT are proposing amendments to these which would result in a floor plate of ~1,600m². GPT therefore require a market research report be undertaken to explore demand associated with different office floor plate sizes to inform their discussions with Parramatta City Council.

Scope

GPT engaged JLL to undertake a market research report relating to office floor plate size. Our report is based on empirical research data including historic and current office developments, historic tenant moves, vacancy and stated tenant requirements.

Our data has only focussed on:

- Major office buildings, defined within this study as being equal to or greater than 20,000 sqm
- Large office tenants, defined within this study as being equal to or greater than 5,000 sqm

In order to provide observations relating to larger floor plates we have split our observations into buildings with floor plates less than 1,500 sqm and floor plates equal to or greater than 1,500 sqm.

Introduction

In recent years there has been a **growing demand for large floor plate office accommodation**. Part of this demand within suburban CBD type locations such as North Sydney and Parramatta CBD, has been driven by large corporations wanting to be located in close proximity to well located transport nodes, while still having a desire for large floor plates – due to greater occupation density and therefore cost reduction.

Demand for large floor plates are **driven by a number of factors** as they enable:

- Greater occupier efficiency and productivity outcomes for large tenants than buildings with smaller floor plates
- A collaborative workplace that supports stronger relationships between specialist businesses
- Shared spaces that allow for greater connections between team members
- Flexibility in accommodating project space and adapting to changing space requirements
- Occupancy cost minimisation

Discussions with leasing operatives further supports the demand for large floor plate stock, particularly for major corporation and government departments, as they seek to unlock the benefits identified above.

The benefits and demand for larger floor plates has been a trend observed in the market for some years. Parramatta City Council engaged Urbis to prepare reports in 2015 & subsequently updated in 2019¹ to assess the requirements for attracting additional A-Grade commercial floorspace within the Parramatta CBD. **One of the findings / recommendations of this report was that large floor plates improve demand for corporations**, extracts from the report include:

- *Large corporations want to improve the circulation and interaction within their offices. Large floorplates allow businesses to get more workers on the same floor and improve*

social interaction in the office. Tall and thin towers fail to provide this requirement to tenants

- *New A-Grade office space generally needs to have a floorplate size of at least 1,300 sq.m, with most major tenants wanting a floorplate of over 1,500 sq.m.*

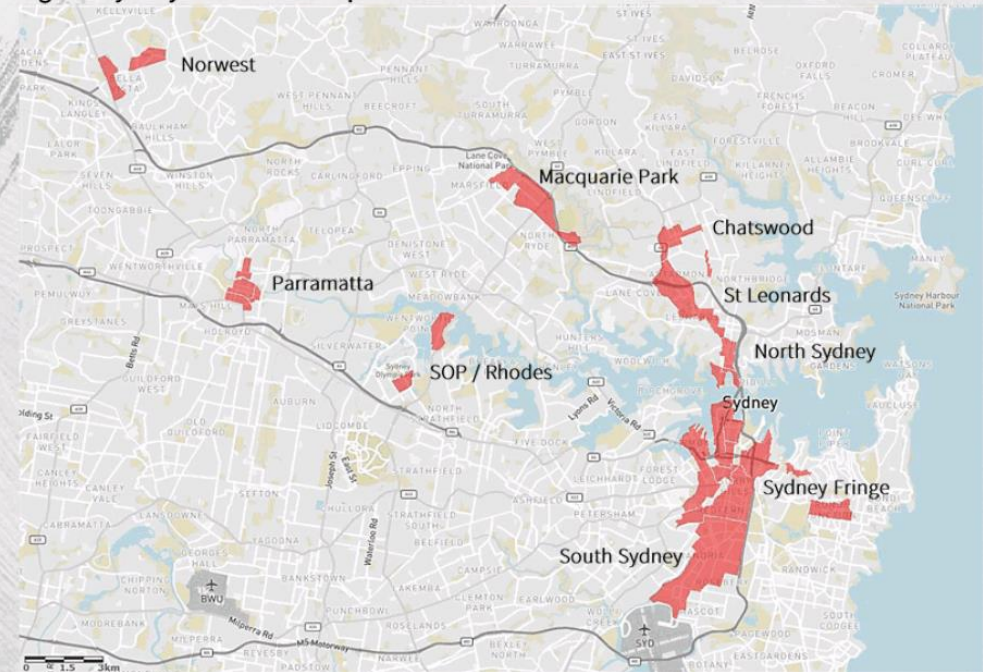
¹ Achieving A-Grade Office Space in the Parramatta CBD – Economic Review – Urbis October 2015 & September 2019

Overview of Sydney Office Markets

The Sydney office markets monitored by JLL comprise just over 10.112 million sqm of office space, 50.5% of which is located in the Sydney CBD market, and 49.5% located in the 9 major metropolitan office markets. The Sydney metropolitan markets monitored by JLL include the following:

- Sydney Fringe (~1,060,000 sqm)
- North Sydney (921,000 sqm)
- Chatswood (298,000 sqm)
- St Leonards (341,000 sqm)
- Norwest (246,000 sqm)
- Sydney Olympic Park/Rhodes (302,000 sqm)
- Sydney South (261,000 sqm)
- Macquarie Park (including North Ryde) (746,000 sqm)
- Parramatta (832,000 sqm)

Figure: Sydney CBD and Metropolitan Office Market Locations



Source: JLL

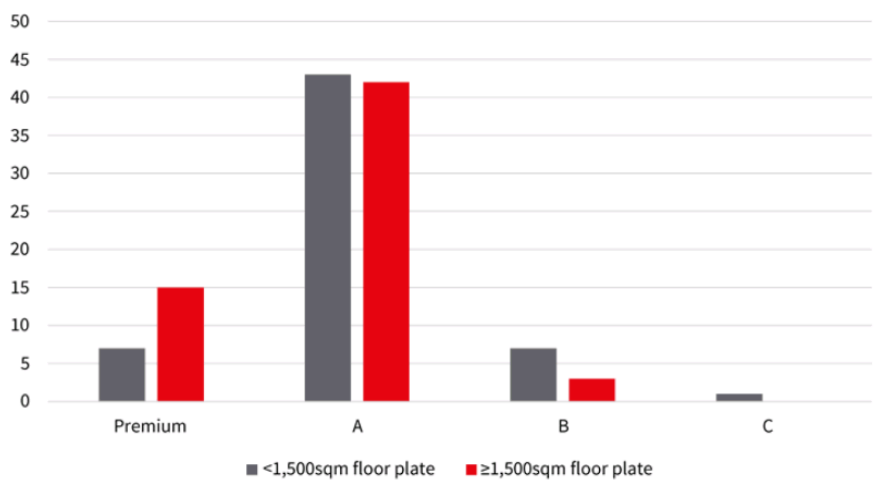
Review of Sydney Office Building Floor Plates

As at Q4 2020, there were 118 major office buildings (≥ 20,000 sqm) within the Sydney office market comprising just over 4.8 million sqm (just under half the total office space tracked). Across these buildings there is broadly an even split between buildings with smaller floor plates (<1,500 sqm) and larger floor plates (≥ 1,500 sqm).

Split by Grade

The split by grade shows a broadly similar observation to the above, although with a slightly higher propensity for Premium grade buildings to have larger floor plates, while B & C grade buildings have a higher likelihood of smaller floor plates.

Figure: Major Office Building Floor Plate, Split by Grade



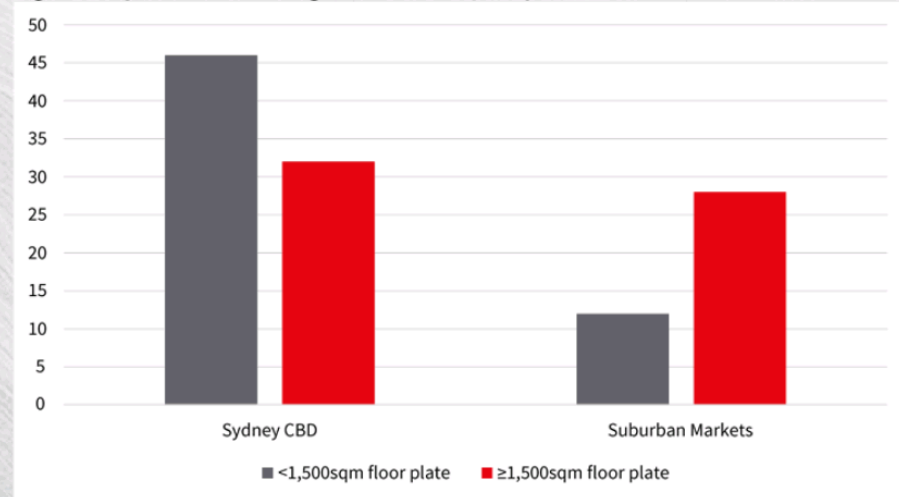
Source: JLL Research

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Split by CBD vs Suburban Market

The split by CBD vs suburban market shows a much larger divergence with ~60% of major office buildings in the Sydney CBD having smaller floor plates, whereas, 70% of major office buildings in the suburban market have larger floor plates. This is likely part explained by some of the challenges of development within the Sydney CBD (e.g. site areas), as well as, the age of these buildings – discussed further overleaf.

Figure: Major Office Building Floor Plate, Split by CBD vs Suburban Market



Source: JLL Research

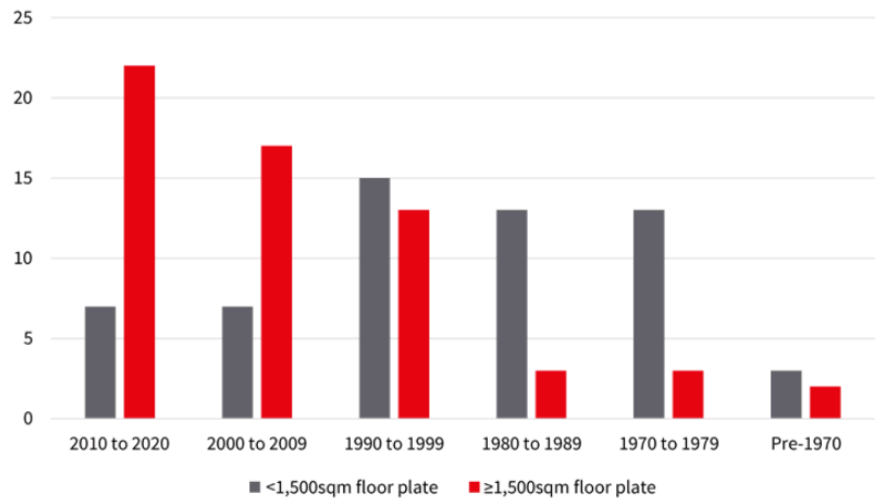
Review of Sydney Office Building Floor Plates cont.

Split by Building Age

A key factor in floor plate size appears to be building age, with newer major buildings tending to have larger floor plates. The figure below shows that ~76% (22 out of 29 buildings) of recently completed buildings (2010 to 2020) have larger floor plates, with the preceding decade (2000 to 2009) at ~71% (17 out of 24 buildings). This proportion was significantly less historically.

As highlighted earlier, there are many benefits tenants associate with larger floor plates and many of these have become of greater importance over the past two decades, such as, shared spaces and flexibility.

Figure: Major Office Building Floor Plate, Split by Building Age



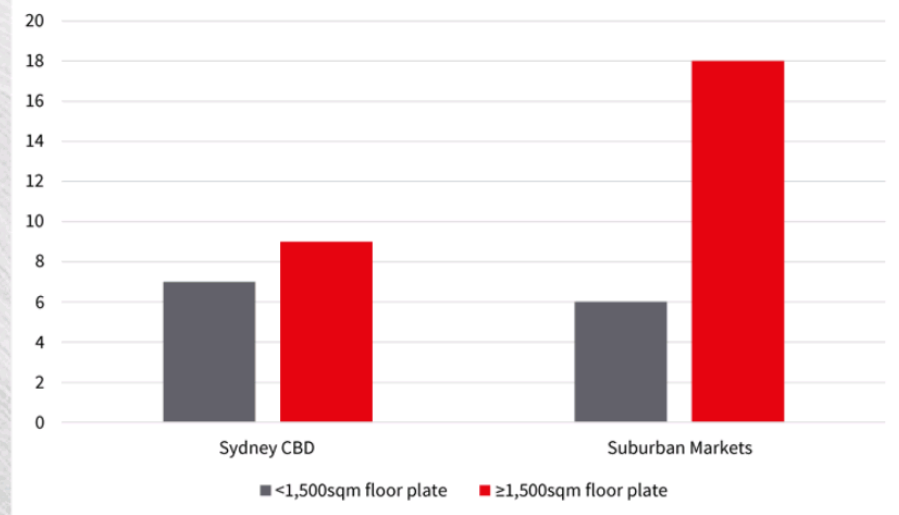
Source: JLL Research

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Recent Development & Development Pipeline

The building age observation relating to floor plate size is further emphasised when reviewing more recent development (2016 to 2020) and the current development pipeline of major office buildings in Sydney. The figure below shows ~56% (9 out of 16 buildings) of the recent developments and pipeline have larger floor plates within the Sydney CBD, while this is significantly more in the suburban markets at ~75% (18 out of 24).

Figure: Recent Development and Development Pipeline, by Floor Plate Size & Market



Source: JLL Research

Note: we excluded office buildings projects categorised as "proposed" and "project on hold" due to lack of floor plate information.

Review of Tenant Demand for Larger Floor Plates

Tenant Moves

We have reviewed recent large tenant moves within major office buildings in Sydney over the past five years (2016 to 2020). In total, JLL Research tracked 54 moves across the Sydney office market comprising just over 903,000 sqm.

We found there to be a tendency for these tenants to locate in buildings with larger floor plates with ~70% (38 out of 54 tenant moves) locating in these buildings. These tenants on average also occupied larger amounts of space, with the total leased space proportion at ~81% (~730,000 sqm out of ~903,000 sqm).

Vacancy

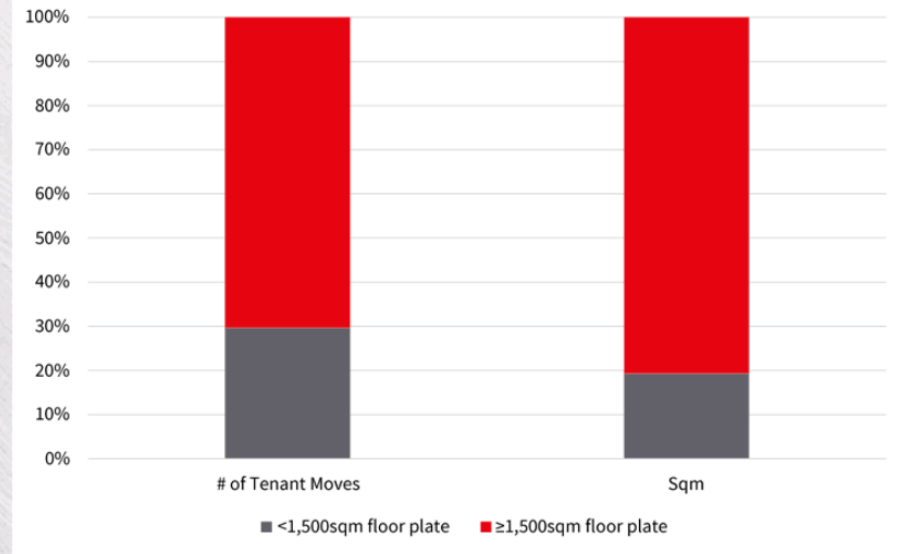
As at Q4 2020, the overall Sydney office market vacancy sits at 12.6%. The vacancy rate across major office buildings in Sydney is slightly lower, although still comparable, at 12.2%.

A much larger vacancy divergence appears when comparing the overall vacancy of major buildings by floor plate size, with:

- 16.9% vacancy for buildings with floor plates less than 1,500 sqm; and,
- 8.8% vacancy for buildings with floor plates equal to or greater than 1,500 sqm.

Similar to the tenant moves, the above highlights the relative demand from tenants for larger floor plates.

Figure: Proportion of Recent Large Tenant Moves by Floor Plate, Building and Area



Source: JLL Research

Review of Tenant Demand for Larger Floor Plates cont.

Focus on Government & Financial Services

Similar to our review of Sydney major tenant moves, we have also reviewed recent (2016 to 2020) national tenant moves of government and financial services. For these moves we have only focused on very significant moves of 20,000 sqm or greater. In total, JLL Research tracked 17 moves nationally.

Across these 17 moves, no tenant moved into buildings with floor plates less than 1,500 sqm. Further, only 4 moves were into buildings with floor plates less than 1,750 sqm, while the majority (10 moves) were into buildings with floor plates larger than 2,000 sqm.

The above, further emphasises the demand for larger tenants (particularly significant tenants) to locate in buildings with larger floor plates.

Tenants Briefs

In order to provide more recent observations relating to tenant floor plate demand, we have considered recent tenant briefs submitted to the market and any accompanying comments relating to floor plate requirements.

JLL have recorded 26 tenant briefs within the Sydney office market for large tenants (5,000sqm or greater) since the start of 2019. Within these 9 have identified some kind of floor plate requirement, with 8 out of the 9 requiring a floor plate of no less than 1,500 sqm. Additionally, we note 5 out of these 8 relate to government and financial services. These tenant briefs again reinforces the demand for larger floor plates for major tenants.



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11

Proposed New Office Developments

PARRAMATTA CBD, AS AT APRIL 2019

TABLE 2.4

Project Title	Project Address	Development Type	Status	Estimated Commercial Floorspace (sq.m)*	Anticipated Office Grade
32 Smith St	32 Smith St	Commercial	Construction	26,400	A
Parramatta Square (Stage 3)	153 Macquarie St	Commercial	Construction	46,000	A
Parramatta Square (Stage 4)	30 Darcy St	Commercial	Construction	64,000	A
Parramatta Square (Stage 6)	12-38 Darcy St	Commercial	Development Approval	45,000	A
George Street Commercial Building	140 George St	Commercial	Development Approval	45,700	A
Argyle Towers (Westfield Parramatta)	Argyle St & Church St	Commercial	Mooted	112,000	A
Parramatta Square (Stage 8)	188 Church St	Commercial	Mooted	80,000	A
10 Valentine St Mixed Use	10 Valentine Ave	Commercial	Mooted	9,000	A
50 Macquarie St	50 Macquarie St	Commercial	Mooted	25,222	A
99 Macquarie St	99 Macquarie St	Commercial	Mooted	9,000	A
South Quarter Precinct	57-83 Church St	Mixed Use	Mooted	8,000	A
142 Macquarie St Mixed Use	142-154 Macquarie St	Mixed Use	Mooted	15,000	A
61B George St Mixed Use	61B George St	Mixed Use	Mooted	65,000	A
6 Hassall St Mixed Use	6 Hassall St	Commercial	Mooted	28,000	A
132 Marsden	132 Marsden St	Commercial	Mooted	30,000	A
Total				608,322	

Note: * Estimated net lettable area

Source: PCA Office Report; Cordell Connect; Urbis; Parramatta City Council

INNOVATIVE

ITEM NUMBER	17.2
SUBJECT	FOR APPROVAL: Minutes of Heritage Advisory Committee Meeting held on 18 February 2021
REFERENCE	F2013/00235 - D07910668
REPORT OF	Project Officer Land Use

PURPOSE:

To inform Council of key discussion points from the Heritage Advisory Committee meeting on 18 February 2021 and to seek Council's endorsement of recommendations relating to:

- the appointment of new members to the Committee; and
- applications for grants under Council's Local Heritage Fund.

RECOMMENDATION

- (a) **That** Council receive and note the minutes of the Heritage Advisory Committee meeting of 18 February 2021.
- (b) **That** Council endorse the Selection Panel's recommendations for the appointment of the following people as new members of Council's Heritage Advisory Committee:
- Chris Betteridge
 - Sam Kelly
 - Dr Wei Lei
- (c) **Further, that** Council approve the Heritage Grants recommendations, as included in Item 12 of **Attachment 2**, as follows:
- i. Decline a grant of \$504.12 for 24 Albert Street, North Parramatta;
 - ii. Make a grant of \$2,675.00 for 68 Eastwood Avenue, Eastwood;
 - iii. Support in principle a grant of \$3,300.00 for 50 Wyralla Avenue, but funds not be released until the approvals issue has been satisfactorily resolved, and that a limit for the release of funds to the end of this financial year be imposed;
 - iv. Decline a grant of \$2,887.50 for 65 Harris Street, Harris Park but the applicant be encouraged to resubmit the application after the work has been carried out;
 - v. Make a grant of \$625.00 for 10 Rickard Street, Carlingford; and
 - vi. Support in principle a grant of \$3,300.00 for 83 Eastwood Avenue, Eastwood, but funds not be released until the approvals issues has been satisfactorily resolved, and that a limit for the release of funds to the end of this financial year be imposed.

BACKGROUND

1. Council's Heritage Advisory Committee (the Committee) meets every two months and currently comprises 12 members. The purpose of the Committee is

to advise Council on how better to conserve, promote and manage heritage within the Parramatta Local Government Area (LGA) for current and future generations.

2. Council receives periodic reports detailing the minutes of Heritage Advisory Committee meetings, in order to keep Council informed of the advice of the Committee. Council also has a decision-making role on Committee membership as well as on applications to the Local Heritage Fund (which are reported to Council via these periodic reports when such applications have been considered).
3. This report summarises key discussion points from the 18 February 2021 meeting for Council's information. The minutes of the meeting are provided at **Attachment 1**.

KEY DISCUSSION POINTS

4. The key points discussed at the meeting are summarised below.

Business Arising (Item 4)

5. The Committee received an update from Council staff on the relocation of the Subiaco Columns to Western Sydney University's Parramatta South Campus, in response to a Committee resolution of 18 June 2020 and subsequent Council resolution of 27 July 2020. The Committee was advised that the University does not support the relocation of the columns to the Parramatta South Campus because of the significant space required to lay out the columns with an appropriate curtilage, the estimated costs involved and the University's financial position and strategic goals.
6. In response to the advice from the University, a suggestion was made at the meeting to relocate the columns to an alternative site of Reid Park, a location visible from the river and near the Rydalmere Wharf and picnic area. The suggestion was supported by the Committee members and attendees along with Council staff.
7. The Committee decided to request Council to investigate the suitability of Reid Park, Rydalmere for the relocation of the columns and further requested Council to seek heritage advice and provide an update to the Committee.
8. In response to the Committee request, Council's Open Space and Natural Resources Team has been requested to undertake the following action:
 - Investigate the suitability of Reid Park for the relocation of Subiaco columns;
 - Seek professional advice from the heritage consultant for the project on the suitability of Reid Park; and
 - Advise the Heritage Advisory Committee and Council (via the minutes of the Heritage Advisory Committee) on the outcome of the investigations.

These actions are ongoing and updates will be provided to the Committee at future meetings as they become available.

Committee Membership

9. The Committee received the resignation of Committee member Dibya Chhetry, and noted that there are now three vacant positions on the Committee.
10. The Committee was briefed on the outcome of a Selection Panel process to recommend the appointment of three new members to fill Committee vacancies. It was noted that the Selection Panel drew their recommendations from the established reserve list of prospective members, in accordance with a previous Council resolution of 22 July 2019.
11. The Committee endorsed the Selection Panel's recommendation to appoint the following people to fill the three vacancies for the current term ending September 2021:
 - Chris Betteridge
 - Sam Kelly
 - Dr Wei Lei
12. Council's Core Terms of Reference for Advisory Committees provides that after assessment, membership applications are submitted to Council for its decision and ratification. Accordingly, a recommendation is made to Council to endorse appointment of the above applicants.

Heritage Mapping and Signage and Toongabbie's Heritage

13. Council staff noted that these matters were included on the agenda arising from the Committee's request at its meeting on 26 November 2020.
14. Council staff noted that the identification of properties in the Toongabbie area with heritage value has been considered in the past. A consultant, Rod Howard, completed a study in 2007 that came up with a large list of potential heritage items in Toongabbie. This study resulted in a good deal of community controversy and led to a review by the Government Architect's Office that recommended that most of potential items not be proceeded with. The Committee was invited to provide comments and any directions on the identification of properties of heritage value in Toongabbie that Council staff could respond to.
15. The Committee raised a number of issues in identifying and finding items in the Toongabbie area. In response, Council staff offered to review submitted Development Applications for the Toongabbie area to assist in new item identification and heritage preservation.
16. Subsequent to the Committee meeting, Council officers have considered the issue further. Council officers have concluded that this activity would be best undertaken as part of a broader heritage review project. Council has not committed the funding and resources to a broader heritage review at this time,

however, should Council resolve to do so, this activity could be included at that time. Council officers will relay this conclusion back to the Heritage Committee at their next meeting.

Development Applications (Item 8)

17. The Committee raised concerns that Development Applications, particularly in the Epping area, do not include information about colour finishes and that on occasions Heritage Impact Statements are missing from development application documentation. These omissions lead to poor heritage outcomes. The Committee's comments have been referred to Council's Development and Traffic Services Group for a response that can then be reported back to the Committee at its next meeting on 15 April 2021. The response is also proposed be included in the Council report on those minutes.
18. Prior to the meeting, Committee members had been provided with a list of 11 Development Applications to consider at the meeting. Committee members discussed and commented on two applications as follows:
 - DA/363 /2018/A – Modification of DA/363/ 2018 for subdivision of Cumberland Hospital site into two lots. Committee members raised concern over the location of the proposed boundary line that would adversely impact on the integrity of heritage items. Council's Heritage Advisor advised the Committee that, as this DA will be determined by the State Government, individual members should submit their comments to State Government.
 - DA/84/2021 – Painting of façade and display of business identification signs on a heritage listed building at 458 Church Street, Parramatta. The Committee expressed concern that the exterior colour selection is brand specific and therefore not permissible within heritage guidelines, along with the installation of an advertising balloon on the property roof. The Committee noted that a previous DA (DA/27/2020) was previously refused. The Committee's comments have been referred to Council's Development and Traffic Services Group for consideration as appropriate.

Cultural Heritage and Visitor Services Update (Item 5)

19. A written update was provided by Council's Cultural Heritage and Tourism Manager on the following matters:
 - Parramatta's Virtual Tour: This tour (that enables potential visitors to get a taste of the city's rich cultural heritage places and stories online) has been completed and is now on the At Parramatta website.
 - Destination Management Plan (DMP): Discussions are underway with both internal and external shareholders as part of a review of the DMP and to ensure that it reflects current circumstances.
 - Western Sydney University and Parramatta and District Historical Society Partnership: University students and the Society collaborated in 2020 to create a new website and social media presence for Hambleton Cottage Museum.
 - Research and Collection Services: Digitisation of the archives, research material and cultural collections is a primary focus of the 2020/21 work

plan. The Council's Research and Collections Team continue to collaborate more broadly within Council and with other stakeholders to recognise significant anniversaries and events. This content generally includes research articles, epublications, audio visuals, image galleries and a display in the Heritage and Visitor Information Centre.

City Planning and Design Directorate Update (Item 9)

20. The Committee was briefed on a number of proposals that Directorate staff are involved with. Table 1 below details the content of the briefing together with the Committee's response and action proposed by Council staff.

Table 1: Briefing on City Planning and Design Directorate Proposals

Proposal	Briefing content	Committee's response and staff action
Charles Street Square update	Archaeological excavations to commence in March and upgrade works to commence mid-year	<p>Committee requested a report on archaeological findings and also requested an update on deliberations over the conclusion of statue of Arthur Phillip.</p> <p>The Committee's requests have been referred to the City Transformation Team for consideration. In response, the Team advises that it will provide further updates on archaeological investigations and outcomes in due course and will arrange for an update on the Arthur Phillip artwork to be tabled at the next meeting of the Committee in April.</p>
Metro West concept	<p>The Metro West concept that provides for the connection of Westmead to Sydney CBD has been through assessment and is close to getting Concept and Stage I Approval</p> <p>Planning for Parramatta station at Horwood Place allows for protection of Roxy theatre and Kia Ora House at 64 Macquarie Street</p>	<p>Committee members understand that a Compulsory Acquisition Order has been served on the owners of Kia Ora house by the Parramatta Light Rail. The Committee recommends that Council request from Transport for NSW an update on the plans for the Kia Ora House heritage item, in particular the status of its ownership and clarification on reports of vibration damage to the front of the structure.</p> <p>A response was sought from Council's Transport Planning Manager and Program Interface Manager (Parramatta Light Rail) on matters raised by the Committee. Advice received is as follows:</p> <ul style="list-style-type: none"> • Sydney Metro West has stated in its response to submissions to the Environmental Impact Statement for concept and Stage 1 by City of Parramatta and others that Kia Ora will be retained and protected. • Sydney Metro West is likely to have commenced the process of the acquisition of Kia Ora property, in terms of current procedures, as it lies within the construction site boundary of the Parramatta CBD Metro station. • Sydney Metro has not yet begun construction although it has conducted some utility and geotechnical survey work under permit. It is unlikely and there is no knowledge of any potential vibration damage to the Kia Ora property. In addition, all owners were offered prior to work commencing a dilapidation report,

		<p>by the main contractor Parramatta Connect. It was up to the owners to take up this offer, and then to contact Parramatta Connect if they observed any damage. This is considered a private matter between the building owner and contractors.</p> <p>This advice has been referred to the Committee for its information. Further updates on the Sydney Metro West project will be provided to the Committee as appropriate.</p>
Site-specific DCP adjacent Perth House	<p>The Committee was briefed on the project, including Council officers' preferred setbacks for the project.</p> <p>To be reported to Council in March or April 2021.</p>	<p>The Committee expresses great concern over the proposal for the site-specific DCP adjacent to Perth House, specifically that there is insufficient area surrounding the cottage (curtilage), and that whilst the historic olive tree will be saved the 1790s fig tree is also a significant part of heritage landscape of Parramatta, which the Committee would also wish to protect.</p> <p>The Committee's comments have been referred to the City Planning Team for consideration. In response, the Team advises that the latest version of the site-specific DCP protects both the olive tree and fig tree. It is clarified that the State heritage listing for Perth House in Parramatta LEP 2011 includes the Morton Bay Fig Tree. However, the olive tree is not listed in the LEP and will be subject to further investigation as it is suspected to be an original planting alongside Perth House. This matter is planned to be addressed in the draft report to Council which recommends Council notify Heritage NSW of the olive tree's potential to meet State heritage listing criteria for Perth House. The report will also address the approach to controls for the heritage interface to Perth House to manage impacts appropriately.</p>
Three planning proposals at corner of Parkes and Harris Streets, Harris Park	<p>Proposals are currently being assessed and the sites are close to the State Heritage Listed Experiment Farm and a number of HCAs. In addition there could be Aboriginal Cultural Heritage impacts along Clay Cliff Creek.</p> <p>Concept scheme prepared by Council staff to aid discussions with applicants achieve an FSR of generally 10:1 and heights ranging from 31 to 42 storeys</p>	<p>The Committee advised that it is not in favour of the presented Planning Proposals at the corner of Parkes and Harris streets. The Committee was concerned at the significant shadowing impact on neighbouring heritage properties and disagreed with the anticipated shading as demonstrated by Council's modelling. The Committee reiterated that protected Heritage items encompass the full curtilage in addition to buildings.</p> <p>These comments have been referred to the City Planning team for consideration. In response, the team has confirmed from further testing that the concept scheme prepared by Council staff complies with the requirements of the Parramatta CBD Planning Proposal for solar access to Experiment Farm. The area protected under the CBD Planning Proposal reflects the recommendation of the Hector Abrahams heritage study that was endorsed by Council on 10 July 2017. It is acknowledged that the area protected does not coincide with the full curtilage as contained in the State Heritage Register listing for Experiment Farm. The difference in the extent of the area protected and the Committee's</p>

		general concerns are matters that will need to be addressed more fully in the specific assessment of the three Planning Proposals. Further updates will be provided on this matter to the Committee.
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Local Heritage Fund (Item 12)

17. The Committee recommended that Council endorse the recommendations detailed in Table 2 below relating to applications for funds from Council's Local Heritage Fund, as they address relevant funding criteria of the Local Heritage Fund Guidelines for the reasons given:

Table 2: Applications for Local Heritage funds

Address	Work undertaken	Recommendation on funding	Reasons for recommendation
24 Albert Street, North Parramatta	New replacement screen door	That a grant of \$504.12 not be made	Screen door not considered to have heritage value
68 Eastwood Avenue, Eastwood	Re-pointing and re-tucking of external brickwork	That a grant of \$2,675 be made	Work enhances heritage value and street appeal of dwelling
50 Wyralla Avenue, Epping	Structural repairs	Support in principle a grant of \$3,300, but funds not be released until the approvals issues has been satisfactorily resolved and that the limit for the release of funds is the end of this financial year. If the approvals issue is not resolved by the end of the financial year the application will be rolled over into the next financial year.	Works enhance structural and heritage integrity of the dwelling but works could require Council structural approval. Also, a Building Information Certificate application will be required, as the works have already been completed.
65 Harris Street, Harris Park	Proposal for external painting of house	That a grant of \$2,887.15 not be made, but the applicant be encouraged to resubmit the application after the work has been carried out	Proposed work will enhance heritage value and street appeal of dwelling in a prominent location. But fund guidelines provide that work must be completed prior to an application being lodged.
10 Rickard Street, Carlingford	Termite control	A grant of \$625 be made	The control of termite infestation will help protect the heritage fabric of this dwelling
83 Eastwood Avenue, Eastwood	Structural repairs	Support in principle a grant of \$3,300, but funds not be released until the approvals issues has been satisfactorily resolved and that the limit for the release of funds is the end of this financial year. If the approvals issue is not resolved by the end of the financial year the application will be rolled over into the next financial year.	Works enhance structural and heritage integrity of the dwelling but works require Council structural approval. Also, a Building Information Certificate application will be required, as the works have already been completed.

18. The Committee was briefed that the total recommended expenditure of \$9,900 is slightly less than the \$12,083 allocated for this assessment period. The balance of \$2,183 will be carried through to the next assessment period. The balance remaining in the fund after this assessment period is \$20,369. There are three assessment periods which each have allocated funds during the course of the financial year; any unused funds from one assessment period are carried through to the next.

General Business

19. The Committee requested updates on potential cracks in Lennox Bridge that occurred during substantial works, and the progress of restoration works for the historic red gums sign in Boronia Park, Epping. Updates have been sought from relevant Council staff that will be reported back to the Committee and subsequently Council through their consideration of Committee minutes.
20. In response to a Committee request, Council staff will aim to distribute the meeting minutes to Committee members as soon as they are confirmed.

LEGAL IMPLICATIONS FOR COUNCIL

21. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

22. The report recommends that Council endorse the payment of four grants to a total of \$9,900 which is available from Council's Local Heritage Fund. The total remaining in the 2020/21 budget will be \$20,369. It is noted that of the four grants, two to the total value of \$6,600 are for approval in principle with payment to be made before the end of the financial year subject to approval issues being resolved.
23. There are no unbudgeted financial implications for Council associated with this report.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			
Funding Source	NA			

Paul Kennedy
Project Officer Land Use

Sarah Baker
A/Team Leader Land Use Planning

Robert Cologna
Acting Group Manager, City Planning

David Birds

Acting Executive Director, City Planning & Design

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

1 [↓](#) Minutes of meeting 9 Pages

REFERENCE MATERIAL



MINUTES

Meeting Name	Heritage Advisory Committee	F2013/00235
Date	Thursday, 18 February 2021	Time 5:05pm
Venue	Microsoft Teams	Quorum: 7
Attendees	Carol Liston (Chairperson) Jeffrey Allen (Deputy Chairperson) Gary Carter Ruth Evans Scott Hill	David Hoffman Terrence Smith Sarah Trevor Cheryl Bates (ex-officio)
Present	COUNCILLORS (CITY OF PARRAMATTA) Donna Davis Phil Bradley Patricia Prociv STAFF (CITY OF PARRAMATTA) Paul Kennedy Zoran Popavic Melissa Mclsaac Robert Cologna Pino Todarello	
Chaired by	Carol Liston	

1. WELCOME AND INTRODUCTIONS

Carol Liston welcomed everyone to the meeting. The meeting opened at 5:05pm.

2. APOLOGIES

Stephanie Licciardo, Callum Mealey, Christine Rigby, and Dibya Chhetry, members of the Heritage Advisory Committee, were an apology for this meeting.

3. CONFLICT OF INTEREST DECLARATIONS

David Hoffman declared an interest in DA/363/2018 for subdivision of the Cumberland Hospital site as he is employed by Heritage NSW and this application has been brought to his unit for comment. Mr Hoffman did not take part in discussions relating to this matter.

Stephanie Liccardo also declared an interest in DA/363/2018 for subdivision of the Cumberland Hospital site as she is employed as Heritage Manager for Greater Sydney

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Parklands. Ms Liccardo was not in attendance for this meeting, and further requested to be excluded from any Committee emails discussing the application.

The Committee determined that Terrence Smith's declared heritage advocacy work did not present a conflict of interest for DA/363/2018 for subdivision of the Cumberland Hospital site.

4. CONFIRMATION OF MINUTES OF MEETING HELD ON THURSDAY 26 NOVEMBER 2020

RESOLVED (Gary/Ruth)

That the Minutes of the meeting of the Heritage Advisory Committee held on Thursday, 26 November 2020 be received and noted as a true record of the meeting.

5. BUSINESS ARISING FROM MEETING HELD ON THURSDAY 18 JUNE 2020

Cheryl Bates joined the meeting at 5:12pm.

Subiaco Columns

The Committee received an update from Pino Todarello regarding the relocation of the Subiaco Columns to Western Sydney University, in response to a Committee resolution on 18 June 2020 and subsequent Council resolution on 27 July 2020. Mr Todarello shared the response Council received from Anthony Roy with Western Sydney University, stating the University does not support the relocation of the Columns to University land for the reasons of the space requirements and prohibitive cost of the relocation given their current financial position. The Committee were also informed that private residential property owners in the area have since been approached as potential sites for the relocation, however no interest has yet been expressed. The Committee were requested to provide guidance for determining an alternate suitable location for installing the Subiaco Columns.

Clr Procriv proposed investigating the suitability of Reid Park, specifically a placement visible from the river and near to the Rydalmere Wharf and picnic area, which was supported by Clr Bradley and the Committee.

Mr Todarello supported the proposed Reid Park location, and recommended approaching Council's engaged heritage consultant to confirm the suitability of the site.

Scott Hill joined the meeting at 5:21pm however continued to experience technical difficulties, limiting his capacity to participate.

Committee Response

The Committee requests Council to investigate the suitability of Reid Park, Rydalmere for the relocation of the Subiaco Columns. Council is further requested to seek heritage consultant advice and provide an update to the Committee.

Pino Tordarello left the meeting at 5:27pm after discussion of this item.

6. COUNCIL REPORT – REPORT TO COUNCIL ON 8 FEBRUARY 2021

The Committee were advised that the Minutes of the 26 November 2020 meeting were received in a Report to Council on 8 February 2021.

The Committee noted the endorsement of Carol Liston continuing as Chair following her change of employment.

The Committee received a response from the Group Manager of Development and Traffic Services to the Committee's concerns regarding the Development Tracker, and noted that Committee members' preferred method for receiving notification of development applications has been recorded by Council.

7. COMMITTEE MEMBERSHIP

The Committee received the resignation of Committee member Dibya Chhetry, and noted that there are now three vacant positions on the Committee.

The Committee were updated that last week a selection panel comprised of Paul Kennedy, Justine Dowd, and Sarah Baker determined three recommendations for filling the vacancies. It was noted that the selection panel drew their recommendations from the established reserve list of prospective members, in accordance with a previous Council resolution.

As part of the member selection process, the Committee reviewed the meeting Terms of Reference and noted that the positions are to be offered for the current term ending September 2021.

The Committee were advised of the selection panel's recommendations of Chris Betteridge, Sam Kelly, and Dr Wei Lei. The Committee considered the qualifications of the candidates.

Clr Bradley requested further information regarding the consideration given by the selection panel to Laurence Bennet, and it was clarified that Mr Bennet was not on the established reserve list. The Committee were reminded that there will be a general call for membership following the end of the current term in September 2021.

RESOLVED (Jeffrey/Terrence)

That the Committee endorses the selection committee recommendations of Chris Betteridge, Sam Kelly, and Dr Wei Lei to fill the three vacancies for the current term ending September 2021.

8. HERITAGE MAPPING AND SIGNAGE – TOONGABBIE'S HERITAGE

The Committee were provided with a requested overview of investigations made regarding the potential heritage significance of properties in the Toongabbie area, for the purpose of recognising additional items in the local heritage register.

Council officers requested Clr Bradley and the Committee to provide clarification on next steps for identifying heritage items in Toongabbie. Clr Bradley highlighted the believed oversight of identifying Trafalgar (10 Bethel Street, Toongabbie) as a local heritage item,

which suggests additional properties across the LGA may be missing heritage identification signage. The Committee supported concern over the believed Trafalgar oversight. Clr Bradley further clarified that the objective for studying Toongabbie's heritage is to both contribute additional items to the local heritage register and promote existing items to the State heritage register.

The Committee were advised of the difficulty in finding items in the Toongabbie area on heritage registers due to known occurrences of properties being referred to by multiple names and inconsistencies in using the suburb name Toongabbie in the listed property address.

Council officers confirmed that Council does not have plans to conduct another heritage study of the Toongabbie area. For this to occur a business case proposing a study would need to be drafted in response to a Committee request, taking consideration of Council budgets.

Council officers offered to review submitted development applications for the Toongabbie area for potential heritage significance concerns to assist in new item identification and historical preservation.

Zoran Popavic joined the meeting during discussion of this item at 5:41pm.

Clr Davis left the meeting during discuss of this item at 5:53pm.

9. DEVELOPMENT APPLICATIONS

The Committee were advised of concerns that developers, particularly in the Epping area, are not notifying Council in development applications about colour finishes, leading to aesthetic outcomes which are inconsistent with heritage area preservation requirements.

The Committee questioned Council officers as to why heritage impact statements are on occasion missing from approved development application documentation; it is believed this is resulting from the use of private certifiers and scale of certain development projects. The Committee expressed concern to Council that missing heritage impact statements limit the Committee's capacity to ensure development applications are diligently reviewed for heritage implications. It was noted that the recent installation of a Colourbond fence at 9 Chelmsford Avenue, Epping presents an example of such information missing from development application documentation.

Clr Prociv left the meeting at 6:07pm.

The Committee raised particular concern for the development application at 458 Church Street, Parramatta for façade painting and the display of business signage. The Committee made comment that the exterior colour selections are brand-specific and are therefore not permissible within heritage guidelines, along with the installation of an adverting balloon on the property roof. The Committee also noted that the similar DA/27/2020 for this property was previously refused.

The Committee also discussed at length the development application at the Cumberland Hospital, 1 Hainsworth Street, Westmead for subdivision of the site. David Hoffman,

having declared a conflict of interest, left the meeting at 6:21pm, and upon return to the meeting at 6:28pm withdrew from discussion.

The Committee raised concern over the location of the proposed boundary line. The Committee were reminded that as this development application will be determined by the State Government, comments must be submitted in writing by individual Committee members to the State Government. The Chair permitted David Hoffman to provide a technical explanation of the stages of the State Heritage Register amendment process to the Committee, without making comment on the development application.

Robert Cologna left the meeting at 6:37pm.

The following development applications heritage impacts and heritage advisor's recommendations were presented to the Committee:

Address	Address	Description
PL/165/2020	22 Noller Parade PARRAMATTA 2150	Demolition of existing structures and construction of a 72 place child care centre with basement parking.
PL/164/2020	2-4 & 2A Jubilee Lane & 20A Marion Street, PARRAMATTA 2150	Mixed use development comprising commercial, residential units and boarding house suites
DA/785/2020	9 Chelmsford Avenue EPPING 2121	Application Details Removal of One x Lophostemon confertus from the rear yard (DAT/42/2020).
DA/13/2021	48 Norfolk Road EPPING 2121	Application Details Demolition of the existing detached garage and carport, alterations and additions to the existing dwelling house and Torrens Title Subdivision of one lot into two lots.
DA/23/2021	11 Lincluden Place OATLANDS 2117	Application Details Removal of 4 trees on a property with state heritage significance (Burnside Homes).
NCA/2/2021	41-43 Hunter Street PARRAMATTA 2150	Application Details Parramatta mixed use development, including private hospital (SSD-12462111)
DA/38/2021	18 Fennell Street PARRAMATTA 2150	Application Details Alterations and additions to convert an existing heritage listed building to establish a boarding house with a total of 9 rooms and 1 x onsite car space.

DA/363/2018/A	Cumberland Hospital 1 Hainsworth Street WESTMEAD 2145	Application Details Section 4.55(1A) modification of DA/363/2018 for subdivision of Cumberland Hospital site into Two (2) Torrens title lots. The subject site is listed on the State Heritage Register. The application is Integrated development as approval is sought under the Heritage Act 1977. The modification includes minor changes to the line of subdivision to suit on-site landscaping.
DA/44/2021	292 Church Street PARRAMATTA 2150	Application Details Fitout and use of the existing building as a gym with associated signage. The site is identified as a local heritage item (I672) pursuant to Clause 5.10 of Parramatta Local Environmental Plan 2011.
DA/55/2021	24 Mary Street NORTHMEAD 2152	Application Details Demolition, tree removal, and construction of a 'Seniors Housing' development comprising 9 units and car parking spaces for 9 vehicles within a basement level.
DA/84/2021	458 Church Street PARRAMATTA 2150	Application Details Painting of building's facade and display of business identification signs on a heritage listed building.

10. CULTURAL HERITAGE & TOURISM

The Committee confirmed the receipt of this update (circulated to members by email) that is outlined below:

The Committee received an update on the development of the Parramatta Virtual Tour. During November & December 2020, Council's Cultural Heritage & Tourism Team and Destination Marketing & Promotions Team worked with the digital production company Lateral Vision to develop this virtual city tour. It enables potential visitors to get a taste of the City's rich cultural heritage places and stories on-line, thus encouraging them to come, visit and discover more. It will also assist in educating tourism industry operators within and outside of the City of Parramatta, in the absence of physical industry familiarisation tours being possible. The [Parramatta Virtual Tour](#) is now on the new AT PARRAMATTA website.

Over the coming months there will be updates on the next phase of this project. A monthly analytics report has been set up and will be available in mid-February. This project is one element in realising the key aspirations of the Destination Management Plan.

The Committee were advised of the continued progress of the Destination Management Plan (DMP), which has reached the halfway point in the 3-year implementation plan. It was noted that years one and two of the Plan's implementation saw a range of external factors have devastating impacts on local communities and businesses, including the visitor economy. Those impacts did and will have implications for the delivery of the DMP.

The Committee were informed that as part of the WSU's Tourism Industry Professional Placement (TIPP) Program a team of five, final year students worked with members of the

Society in 2020 to create a new website & social media presence for Hambleton Cottage Museum. This was the first partnership of its kind and a case study will be available to members on request.

Research & Collections Services

Digitisation of the archives, research material and cultural collections is a primary focus of the 2020/2021 work plan – current projects include:

- The 3D scanning initiative with Macquarie University archaeological students to develop 3D imaging skills has progressed to the next phase with another twenty objects being selected for scanning.
- The ParraDigiVol project has continued successfully over recent months with online volunteer numbers increasing by 80 members. Validation of the legacy transcriptions of 36 volumes of historic Parramatta Council Minutes continues, with more than 60% completed.
- The A to Z Things @Parramatta will be launched early March 2021. We have selected 26 objects from our cultural collections representing each letter of the alphabet, these objects are featured in short videos telling the story of the significance of the object in particular its relationship to Parramatta.

The Research and Collections Team continue to collaborate more broadly within Council and with other stakeholders to recognise significant anniversaries and events. Our campaign content generally includes research articles, e-publications, audio visuals, image galleries and a display in the Heritage and Visitor Information Centre.

Some of these include:

- Lunar New Year – year of the Ox
- Parramatta Female Factory – Bicentenary 1821 – 1921 – the transfer of the women and children into the new Governor Macquarie commissioned Female Factory.
- Waves of People to recognise International Migrants Day and Australia Day.

Research is continuing on the origins of Parramatta LGA street names, the research outcomes thus far are accessible [here](#) on the PHH website. Research on Parramatta People is ongoing to support the CHT team prepare scripts for the Parrapeople short video series, the two completed videos are also available on the PHH website [here](#).

The Committee was requested to send any questions on the update to Paul Kennedy.

11. CITY PLANNING UPDATE

The Committee were informed of the progress of the Charles Street Square project including archaeological works. The Committee requested to receive a report on any archaeological findings, and further requested an update on deliberations over the inclusion of a statue of Arthur Phillip.

The Committee were updated that the Metro West project has completed assessment and is progressing to the Concept and Stage 1 approval stage. Council have provided comments to avoid or mitigate impacts on heritage items, including planning for Parramatta station at Horwood Place to allow for protection of the Roxy Theatre and Kia Ora house at 64 Macquarie Street. The Committee were also informed that changes have

been made to the Sydney Olympic Park Station to minimise impact on the Abattoir Heritage Precinct Gardens.

The Committee were advised that Council officers and the applicant for site-specific DCP adjacent to Perth House are yet to agree on the building setbacks. To be reported to Council in March or April recommending that Council officer scheme be endorsed for public exhibition. The Committee asked a number of questions regarding the heritage stipulations for the design competition, and in particular considered encroachment of Perth House and the prospective impact of construction on the olive and fig trees of heritage importance on the Perth House property.

The Committee was also notified that Council officers are currently assessing three planning proposals for the corner of Parkes and Harris Streets, Harris Park that have not yet been reported for Local Planning Panel and Council consideration. It was noted that these planning proposal sites are in close proximity to the State Heritage Listed Experiment Farm and a number of HCAs, and there could be further impacts on the area's Aboriginal cultural heritage. The Committee were presented with a concept scheme produced by Council officers to aid in discussions with the applicants regarding achieving maximum development potential whilst responding to the unique site conditions, and achieving acceptable urban design and planning outcomes.

The Committee made comment on the expected significant shadowing impact on the neighbouring heritage properties, and did not accept that Council's concept complied with the solar admission requirements. The Committee emphasised that a protected heritage item encompasses the full curtilage addition to the built property. The Committee advised that they are not in favour of the presented planning proposals at the corner of Parkes and Harris Streets.

Clr Bradley left the meeting during discussion of this item at 6:45pm, returning at 6:52pm.

RESOLVED (David/Scott)

That the Committee expresses to Council great concern over the proposal for the site-specific DCP adjacent to Perth House, specifically that there is insufficient area surrounding the cottage (curtilage), and that whilst the historic olive tree will be saved the 1790s fig tree is also a significant part of heritage landscape of Parramatta, which the Committee would also wish to protect.

RESOLVED (Scott/Gary)

That the Committee recommends for Council to request from Transport for NSW an update on the plans for the Kia Ora house heritage item, in particular the status of its ownership and clarification on reports of vibration damage to the front of the structure.

12. APPLICATIONS FOR GRANTS UNDER LOCAL HERITAGE FUND

The following applications for grants through the Local Heritage Fund were considered:

24 Albert Street, North Parramatta

An application for replacement of front heritage screen door.

RESOLVED (Gary/Jeffery)

That the Committee recommend refusal for a grant of \$504.12 for 24 Albert Street, North Parramatta.

68 Eastwood Avenue, Eastwood

An application for re-pointing and re-tucking of external brickwork.

RESOLVED (Ruth/David)

That the Committee recommend the approval for a grant of \$2675.00 for 68 Eastwood Avenue, Eastwood.

50 Wyralla Avenue, Epping

An application for structural repair of brickwork.

RESOLVED (Ruth/Scott)

That the Committee recommend to support in principle a grant of \$3300.00 for 50 Wyralla Avenue, Epping, but funds not be released until the approvals issue has been satisfactorily resolved and that the limit for the release of funds is the end of this financial year.

65 Harris Street, Harris Park

An application for external painting of house.

RESOLVED (Gary/Scott)

That the Committee recommend refusal for a grant of \$2887.50 for 65 Harris Street, Harris Park.

The Committee further recommended that the applicant re-apply for the grant program once works are completed, as per the fund guidelines.

10 Rickard St, Carlingford

An application for termite control works to protect heritage fabric of building.

RESOLVED (Jeffery/Ruth)

That the Committee recommend approval for a grant of \$625.00 for 10 Rickard Street, Carlingford.

83 Eastwood Ave, Eastwood

An application for major subsidence repairs to the front right corner of the house.

RESOLVED (Ruth/Gary)

That the Committee recommend to support in principle a grant of \$3300.00 for 83 Eastwood Avenue, Eastwood, but funds not be released until the approvals issue has been satisfactorily resolved and that the limit for the release of funds is the end of this financial year.

13. GENERAL BUSINESS

The Committee requested to be provided an update on potential cracks in the original sandstone occurring during substantial works at the Lennox Bridge.

The Committee requested to be informed of the progress of restoration works for the historic red gums walk sign in Boronia Park, Epping, and receive confirmation if the sign can be reinstalled with the original brackets.

The Committee requested to be provided the meeting Minutes as soon as they are confirmed, and were advised that the Minutes will be submitted in a Report to Council on 22 March.

14. INFORMATION SHARING

The Committee were informed that the Elizabeth Farm festival is coming up on 7 March.

The Committee were informed that on 21 February an enactment walk will be held to commemorate the Female Factory Bicentenary.

The Committee received a brief update on National Trust initiatives, including the Roxy Theatre, Powerhouse Museum, CBD planning proposal, and rezoning in Northeast Parramatta.

15. NEXT MEETING

The next meeting will be held on Thursday, 15 April 2021 at 5:00pm

The meeting closed at 7:56pm.

INNOVATIVE

ITEM NUMBER	17.3
SUBJECT	FOR NOTATION: Minutes of the 5/7 Parramatta Square Advisory Group Meeting held on 18 February 2021
REFERENCE	F2021/00521 - D07961894
REPORT OF	Governance Manager

PURPOSE:

To inform Council of key discussion points from the 5/7 Parramatta Square Advisory Group Meeting held on 18 February 2021.

RECOMMENDATION

That Council receive and note the minutes of the 5/7 Parramatta Square Advisory Group meeting held on 18 February 2021.

BACKGROUND

1. Council's 5/7 Parramatta Square Advisory Group (Advisory Group) meets every month currently comprises seven (7) members. The purpose of the Advisory Group is to guide the continued progress of the current design, construction and business readiness activities of 5 and 7 Parramatta Square.
2. Council receives reports detailing the minutes of Advisory Group meetings, in order to keep Council informed of the advice of the Advisory Group. The Advisory Group will provide recommendations to Council separately on matters that require Council resolution.
3. This report summarises key discussion points of this meeting for Council's information. The minutes of the meeting are provided at **Attachment 1**.

KEY DISCUSSION POINTS

4. The key points discussed at the meeting are summarised below.

Council Chambers Design Layout

5. Options for the layout of the Council Chamber were provided to the Advisory Group for discussion. The Advisory Group provided comments and feedback and requested a layout of the normal horseshoe (facing public gallery) seating 14 Councillors plus Chair centred on a raised platform with two seats either side and Executive Team at a separate table, to be provided to the next meeting of the Advisory Group for comment.

Tom Thompson Mural Relocation Options

6. Options for the location of the Tom Thompson Mural were provided for discussion. The Advisory Group agreed to locate the Tom Thompson Mural in the Level 4 Council Chamber Foyer, at the top of the grand staircase.

5PS Forecourt Design Proposal (Ramus Studios)

7. Design options for the 5 Parramatta Square forecourt were presented to the Advisory Group for comment and feedback. The Advisory Group requested to be provided with a flythrough of Options 1 and 3 to provide context within the entire area, and to include day and night context, including light illuminating from the Library space and to be presented to the Advisory Group at the next meeting.

LEGAL IMPLICATIONS FOR COUNCIL

8. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

9. There are no financial implications for Council associated with noting the minutes of the Advisory Group meeting. All budget implications associated with the delivery of the 5 and 7 Parramatta Square project are subject to separate reports.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			
Funding Source	NA			

Patricia Krzeminski
Governance Manager

Boz Lukin
Group Manager Project Delivery

Christopher Snelling
Group Manager City Experience

Bryan Hynes
Executive Director Property & Place

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

1 ↓ Minutes of the 5/7 Parramatta Square Advisory Group Meeting held on 18 February 2021	3 Pages
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REFERENCE MATERIAL



MINUTES

Meeting Name	5/7 Parramatta Square Advisory Group	
Date	18 February 2021	Time: 6pm
Venue	126 Church Street Parramatta	
Committee Members	Clr. Davis Clr. Garrard Clr. Issa Clr. Wilson (left at 7:16pm)	
Attendees	Jon Greig Bryan Hynes Clr. Prociv Clr. Tyrrell Clr. Wearne Melissa Bajugi Boz Lukin Justin Mulder Bruce Ramus, Ramus Studios Christopher Snelling	
Apologies	Nil	
Chaired by	Clr. Garrard	
Secretary	Patricia Krzeminski (minute taker)	

1. Council Chambers Design Layout

Options for the layout of the Council Chamber were provided for discussion:

- Option 1: Boardroom
- Options 2: Reverse Horseshoe.

The Working Group provided the following comments and feedback:

- The Working Group were not in favour of Option 1.
- The Chamber requires a level of respect which can be achieved through layout and fixed furniture.
- The space can be utilised for other purposes, but that purpose is to fit in with the layout of the Chamber.
- The Executive Team should sit separate from the horseshoe.
- Prepare another draft layout of normal horseshoe seating 14 Councillors plus the Chair centred in the space, seated at a raised platform for the Lord Mayor and two seats either side.

Outcome: The Working Group requested a layout of the normal horseshoe (facing public gallery) seating 14 Councillors plus Chair centred on a raised platform with two seats either side and Executive Team at a separate table. The draft layout to be circulated to the Working Group for comment.

2. Tom Thompson Mural Relocation Options

Options for the location of the Tom Thompson Mural were provided for discussion:

- Location 1: Basement level entrance;
- Location 2: Level 4 Chamber Foyer.

Outcome: The Working Group agreed to locate the Tom Thompson Mural in the Level 4 Council Chamber Foyer, at the top of the grand staircase.

3. 5PS Forecourt Design Proposal (Ramus Studios)

Bruce Ramus of Ramus Studios presented design options for the 5 Parramatta Square forecourt. The presentation provided design options and features for discussion:

1. Shelter (gradual height decrease from 6m) – series of shelters of varying heights and sizes providing a view corridor, providing movable outside seating, digital elements of mist, climate, water motifs and paving (illuminated by the sun);
2. Embrace (gradual height decrease from 6m) – series of open shelters providing a view corridor of varying heights and sizes, providing inside and outside seating, digital elements of mist, climate, water motifs and paving (illuminated by the sun);
3. Reflection (height of 7.5m) – an open space book end with digital displays and water features and elements including climate, water motifs and paving (illuminated by the sun);
4. Rising (height of 7.5m) – an open space book end with tall water fountains with digital display features and elements including mist, climate, water motifs and paving (illuminated by the sun).

It is noted that it was not possible to achieve the digitisation of the façade of 5/7 PS due to the heights, pixels, viewing area provided in the public domain, etc. The brief was prepared following consultation with landowners, representatives of Western Sydney University, subject matter experts of public space and internal staff.

The Working Group provided the following comments and feedback:

- Does Option 3 block the view corridor, and can it be offset or can the shapes be modified?
- The seating available in Option 2 (Embrace) is the most favourable.
- The paving patterns provided for the public domain seem reflect the seating pattern which is angled against the smooth curved movement of each of the options. Can this be reviewed?
- It is difficult to determine suitability of any preferred option, and how it fits within the public domain and surrounding areas as a whole.
- Option 1 is preferable with the seating of Option 2 inside the shelters, with the outside seating of Option 1 lined with lighting (as presented for Option 2).
- The maintenance of the digital space was raised, noting current experiences with lighting at other sites within the City. To be included as part of the operations of 5/7 PS.

Outcome:

1. **The Working Group agreed for a flythrough of Options 1 (as modified above) and 3 to provide context within the entire area. The flythrough to show both day and night, including light illuminating from the Library space and be presented to the Working Group within three (3) weeks.**

Meeting closed: 7:48pm.

Next Committee meeting: Thursday, 11 March 2021 at 6pm

NOTICES OF MOTION

12 APRIL 2021

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NOTICE OF MOTION

ITEM NUMBER	18.1
SUBJECT	NOTICE OF MOTION: Celebration of International Day of People with Disability
REFERENCE	F2021/00521 - D07965105
FROM	Councillor Pandey

MOTION

That a report be brought back within 8 weeks with ideas on organising an event on 3 December 2021, to promote and acknowledge the achievements and contributions of people with disability on the International Day of People with Disability, with the aim of:

- i. Celebrating the achievements of People with Disability
- ii. Provide an opportunity to educate people on issues around disability.
- iii. Promote Parramatta as an accessible and inclusive City
- iv. Connect service providers with People with Disability
- v. involving local disability organisations in the planning and running of the event, including such organisations as NSW Deaf Society, Vision Australia, Northcott Parramatta, Muscular Dystrophy Assoc of NSW, Multicultural Disability Advocacy Association, Physical Disability Council of NSW, Paraplegic and Quadriplegic Association of NSW, and other interested disability organisations.

BACKGROUND

1. International Day of People with Disability (IDPwD) is a United Nations sanctioned day that is celebrated internationally on 3 December. It aims to promote public awareness, understanding and acceptance of people with disability.
2. IDPwD represents a significant opportunity for City of Parramatta to share its commitment, campaigns, leadership and stories of empowerment related to inclusion of people with disability.
3. Demographics:
 - Over 4.4 million people in Australia have some form of disability. That's 1 in 5 people.
 - 17.8% of females and 17.6% of males in Australia have disability.
 - The likelihood of living with disability increases with age. 2 in 5 people with disability are 65 years or older.
 - Of all people with disability, 1.9 million are aged 65 and over, representing almost half (44.5%) of all people with disability. This reflects both an ageing population and increasing life expectancy of Australians.
 - 2.1 million Australians of working age (15-64 years) have disability.
 - 35.9% of Australia's 8.9 million households include a person with disability.

Sameer Pandey
Councillor Pandey

EXECUTIVE DIRECTOR, COMMUNITY SERVICES RESPONSE

4. International Day of People with Disability is marked by Council each year. The scale of activities to mark the occasion has varied over the last eight years to now be focused on being a major theme of programming at that time in Council's libraries, Riverside Theatre and Over 55s Leisure and Learning.
5. Prior to 2013 a larger event was held in what is now Centenary Square. The scale of that event was reduced following an evaluation of the event and in consultation with the Access Advisory Committee at the time. Since that time there has been a film competition held, photographic exhibition and community awareness campaigns.
6. Within Council, International Day of People with Disability is marked via internal communications and at Council locations to increase awareness of the commitments made by Council in the Disability Inclusion Action Plan and inspire inclusion in all Council operations and programs.
7. Council Staff are able to prepare a report, setting out options for an event celebrating International Day of People with Disability as requested by the Notice of Motion. This report can be prepared using existing resources, leveraging off current work. Therefore, there is no unbudgeted expenditure arising from the preparation of this report.

FINANCIAL AND RESOURCE IMPLICATIONS

8. If Council resolves to approve this Notice of Motion in accordance with the proposed resolution, the financial implications will be included in the resultant report to Council.
9. Current activities to mark the day make use of existing budgets for programming. No budget is currently allocated for an event to mark International Day of People with Disability in 2021.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX	Nil			
Funding Source	NA			

Sameer Pandey
Councillor Pandey

Jon Greig
Executive Director Community Services

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER	18.2
SUBJECT	NOTICE OF MOTION: Food Organics Recovery Trial
REFERENCE	F2021/00521 - D07966176
FROM	Councillor Esber

MOTION

- (a) **That** Council investigate the cost-benefits and feasibility of transitioning to a Food Organics and Garden Organics (FOGO) service for residents under the next waste collection and processing tender/contract.
- (b) **Further, that** a report be brought back to Council in the new financial year with the outcomes of the Food Organics (FO) collection trial for multi-unit dwellings, and a workshop be organised with Councillors to determine the viability of introducing a new FOGO service across the City of Parramatta.

BACKGROUND

1. In March 2020 the NSW Government announced \$24 million in stimulus funding to support local councils and the waste processing industry with improving kerbside separation of food and garden waste and the quality of the resulting compost.
2. In order meet Council's waste target of 85% diversion from landfill by 2038, the recovery of food organics from the red-lid garbage bin is critical. NSW Environment Protection Authority (EPA) report that 69% of households in NSW have a green-lid bin for garden organics, and 43 Councils now offer a Food Organics and Garden Organics (FOGO) kerbside collection service.
3. A Food Organics and Garden Organics (FOGO) service allows food to be added to the green-lid garden waste bin and recycled into top quality compost for use in agriculture, forestry and sporting field improvements. The compost quality is much better from a FOGO bin because it is not mixed with general garbage and only contains an average contamination by 2.6% by weight.
4. Penrith, Inner West and Randwick Councils have all transitioned to a FOGO or a Food Only (FO) collection service in the Sydney metro. City of Parramatta must also consider a transition in order to be recognised as a resource recovery leader and to meet Council's adopted diversion targets.
5. An example of household kitchen caddies and bio-degradable liners for bagging of food organics is shown below:



Pierre Esber
Councillor Esber

EXECUTIVE DIRECTOR, CITY ASSETS & OPERATIONS RESPONSE

6. In October 2020, Council received funding from NSW EPA to assist City of Parramatta transition to an improved food and garden organics compost product. The \$180k in funding will facilitate extensive community survey and consultation, as well as financial modelling on the different waste collection/processing options available to achieve maximum resource recovery and value for money. This work will consider FOGO and FO options and is expected to be completed by July 2021.
7. In March 2021, Council was successful in receiving a further NSW Environmental trust grant for trialing Food Organics (FO) collection in 1000 multi-unit dwellings (96 complexes) across Harris Park, Westmead, North Parramatta and Eastwood. The trial is proposed to commence in July 2021 and will conclude after 10 months. The outcomes of this experience will inform staff and Councillors of the lessons learnt and assist in the final decision on whether to pursue a FOGO and/or FO service under the new waste and recycling contract from 2024.
8. It is recommended that any report back to Council be after the completion of the FOGO trial in May 2022. This will ensure that the report contains all the data and lessons learnt from the trial.

FINANCIAL AND RESOURCE IMPLICATIONS

9. This work can be implemented using existing resources, leveraging off current staff and funding from received from NSW EPA, including a Local Government Transition grant for \$180k and a further \$225k for trialing of a Food Organics collection service across 1000 multi-unit dwellings in 2020/21.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil			
Funding Source	NA			

CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX		Nil		
Funding Source		NA		

Pierre Esber
Councillor Esber

John Warburton
Executive Director, City Assets & Operations

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER	18.3
SUBJECT	NOTICE OF MOTION: Savings from Winterlight Contract
REFERENCE	F2021/00521 - D07968281
FROM	Councillor Wilson

MOTION

That that the savings made from the new contract on the Winterlight event be moved to ward funds.

BACKGROUND

1. Given the post COVID environment, it is important that Council undertake small projects as soon as possible.

Andrew Wilson
Councillor

**ACTING EXECUTIVE DIRECTOR CITY ENGAGEMENT & EXPERIENCE
RESPONSE**

2. In the Council meeting of 22 March 2021, Council resolved (3152):
 - (a) That Council approve the staging of the Winterlight – The Winter Village event for 12 weeks within the date period of 17 May and 10 September 2021.
 - (b) That Council enter into an agreement with the event proponents to deliver the event, including providing the value in-kind benefits as outlined in this report.
 - (c) Further, that Council delegate authority to the Chief Executive Officer to undertake further negotiations as necessary and execute the agreement on behalf of Council.
3. As outlined in the associated Council Report of 22 March 2021, this represents a potential budget saving of \$300,000 in the 2021/2022 financial year.
4. As per the Council Report, it is recommended that future consultation with Councillors seek feedback and approval regarding the use of these budget savings within the 2021/2022 financial year. This includes the consideration that budget savings be utilised to progress key actions in the Council endorsed Events and Festivals Strategy or the savings may be used to deal with the budget shortfall in 2021/2022 financial year.
5. An allocation of \$100,000 is made per year per Ward, with unspent funds from previous years rolled over to the next financial year. Budgets for Ward funds for this financial year range from \$100,000 to \$200,000 per Ward.
6. Within the City Events and Festivals unit, in conjunction with Place Services, Ward funding is utilised to present up to two (2) Family Fun Days in each Ward

annually. In 2021/2022, these events will offer the community an opportunity to come together, connect and celebrate in their local areas.

FINANCIAL AND RESOURCE IMPLICATIONS

7. If savings from Winterlight are moved to Ward funding, this would result in a \$300,000 reduction in the overall budget for the Events and Festivals Unit and a \$300,000 increase to the \$500,000 budget for Ward funding (not including unspent funds). The overall financial impact to Council would be neutral.

	FY 20/21	FY 21/22	FY 22/23	FY 23/24
Operating Result				
External Costs		-		
Internal Costs				
Depreciation				
Other				
Total Operating Result		-		
Funding Source				
CAPEX				
CAPEX				
External				
Internal				
Other				
Total CAPEX				
Funding Source				

Andrew Wilson
Councillor Wilson

Tamara Hitchcock
Acting Executive Director, City Engagement and Experience

Paul Perrett
Chief Financial Officer

Brett Newman
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER 18.4
SUBJECT NOTICE OF MOTION: Blow Out in Council's Projects
REFERENCE F2021/00521 - D07981456
FROM Councillor Wilson

MOTION

That Council contact the universities to undertake a study on the delivery of Council projects.

BACKGROUND

1. Given the delays and budget blow outs in Council's building projects (the pool, Epping community center etc.) it is hereby moved that Council contact the universities to undertake a study on the delivery of Council projects. We need to examine how we make sure our building projects do not run over time or over budget.
2. Now that the development section is being rewarded and enjoying the confidence of the CEO to now undertaking VPA negotiation clearly the efficiency of the needs to be assessed and any improvements made asap.

Andrew Wilson
Councillor

STAFF RESPONSE

3. A written staff response will be provided in a supplementary agenda prior to the Council meeting.

FINANCIAL AND RESOURCE IMPLICATIONS

4. A written staff response will be provided in a supplementary agenda prior to the Council meeting.

Andrew Wilson
Councillor Wilson

Brett Newman
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER 18.5
SUBJECT NOTICE OF MOTION: Prioritising Council Motions
REFERENCE F2021/00521 - D07981523
FROM Councillor Wilson

MOTION

- (a) **That** Council prepare a report into the prioritisation of Council motions.
- (b) **Further, that** the preservation of human life be made a priority.

BACKGROUND

1. In my recent discussion with the CEO I advised him that saving children's lives was a major priority of mine and that Cr Prociv's motion on Granville Square (which I supported admittedly) had taken precedence and funding.
2. The CEO mentioned the large number of Council motions that are on hand and that I could not expect things simply to be done because a notice of motion was passed.
3. Previously CEOs and GMs would automatically prioritise safety but it is apparently becoming a progressively more difficult job.

Andrew Wilson
Councillor

STAFF RESPONSE

4. A written staff response will be provided in a supplementary agenda prior to the Council meeting.

FINANCIAL AND RESOURCE IMPLICATIONS

5. A written staff response will be provided in a supplementary agenda prior to the Council meeting.

Andrew Wilson
Councillor Wilson

Brett Newman
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

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QUESTIONS WITH NOTICE

12 APRIL 2021

19.1 QUESTIONS WITH NOTICE: Questions Taken on Notice from
Council Meeting - 22 March 2021244

QUESTIONS WITH NOTICE

ITEM NUMBER	19.1
SUBJECT	QUESTIONS WITH NOTICE: Questions Taken on Notice from Council Meeting - 22 March 2021
REFERENCE	F2021/00521 - D07964388
FROM	Governance Manager

QUESTIONS TAKEN ON NOTICE FROM THE COUNCIL MEETING OF 22 MARCH 2021

Item	Subject	Councillor	Question
17.4	Post Gateway – Draft Development Control Plan and Letter of Offer (Planning Agreement) – 135 George Street and 118 Harris Street, Parramatta (Albion Hotel Site)	Issa	What is the timeframe for placing this planning proposal in public exhibition?
17.6	Post Exhibition – Planning Proposal, Development Control Plan and Planning Agreement – 197 and 207 Church Street and 89 Marsden Street, Parramatta	Issa	Why are the flooding controls imposed on this site different to other sites that are within the same flood level? Is Council making broader policy decisions around flooding within the CBD inconsistent with specific sites?

BACKGROUND

- Paragraph 9.23 of Council's Code of Meeting Practice states:

"Where a councillor or council employee to whom a question is put is unable to respond to the question at the meeting at which it is put, they may take it on notice and report the response to the next meeting of the Council."

STAFF RESPONSE

- Staff responses to the questions taken on notice at the Council Meeting of 22 March 2021 are provided below:

Item	Subject	Councillor	Question	Response	Executive Director
17.4	Post Gateway – Draft Development Control Plan and Letter of Offer (Planning Agreement) – 135 George Street and 118 Hariss Street, Parramatta (Albion Hotel Site)	Issa	What is the timeframe for placing this planning proposal in public exhibition?	<p>The decision Council made was to endorse the terms of the draft VPA and the content of the draft DCP so they can be exhibited with the Planning Proposal Council has previously endorsed.</p> <p>The Draft VPA needs to be finalised based on the terms endorsed by Council.</p> <p>The decision on whether to finalise the draft VPA</p>	A/Executive Director City Planning and Design

				<p>document prior to the matter being reported to Council is made in discussion with the applicant.</p> <p>In this case the applicant sought the report to Council on the understanding that the draft VPA would be prepared following the Council resolution but prior to exhibition.</p> <p>The time taken to prepare the Draft VPA documentation will determine the timing of the exhibition.</p> <p>The finalisation is dependent upon the time it takes to negotiate with the applicant and their solicitors the legal document and supporting information that makes up the draft Planning Agreement. Council has a template VPA agreement that is used as a starting point to minimise the time taken to negotiate and finalise the agreement and minimise the number of times Draft Agreements are exchanged between Council's and the applicant's solicitors. The timeframe is highly dependent upon the response time from the corresponding solicitors and it is expected that this could take up to 6 weeks to complete.</p> <p>During this period the other exhibition material is prepared simultaneously.</p> <p>Once the Planning Agreement is finalised exhibition dates can be determined, and consultation letters and materials which must specify these dates can</p>	
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				be finalised printed and sent to allow exhibition to commence.	
17.6	Post Exhibition – Planning Proposal, Development Control Plan and Planning Agreement – 197 and 207 Church Street and 89 Marsden Street, Parramatta	Issa	Why are the flooding controls imposed on this site different to other sites that are within the same flood level? Is Council making broader policy decisions around flooding within the CBD inconsistent with specific sites?	<p>Council resolved to defer this matter for a Councillor Workshop.</p> <p>The exhibited CBD Planning Proposal framework is supported by a flood study that was exhibited with the Planning Proposal. The flood study recognises that there is risk associated with allowing habitable development below the relevant flood levels. The recommended controls are based on an assessment of these risks.</p> <p>An analysis of the decisions Council has made on other sites within the CBD will be provided in a workshop as part of the response to Council's resolution to defer this matter.</p>	A/Executive Director City Planning and Design

Patricia Krzeminski
Governance Manager

David Birds
Acting Executive Director, City Planning & Design

Brett Newman
Chief Executive Officer

ATTACHMENTS: