

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, 14 MARCH 2022 AT 6:30PM

PRESENT

The Lord Mayor, Councillor Donna Davis and Councillors Phil Bradley, Kellie Darley, Pierre Esber, Michelle Garrard, Henry Green, Ange Humphries, Cameron Maclean, Paul Noack, Sameer Pandey, Dr Patricia Proxiv, Georgina Valjak, Donna Wang and Lorraine Wearne.

1. OPENING MEETING

The Lord Mayor, Councillor Donna Davis, opened the meeting at 6:33pm.

2. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF LAND

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

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 21 February 2022

3683 RESOLVED (Garrard/Bradley)

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

6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

3684 RESOLVED (Bradley/Darley)

- (a) **That** the request to attend the Ordinary Council Meeting dated 14 March 2022 via remote means submitted by the following Councillors due to personal reasons, be accepted:
 - Councillor Humphries;
 - Councillor Wearne.
- (b) **Further, that** the apology received from Councillor Siviero due to personal reasons be accepted and leave of absence granted.

7. DECLARATIONS OF INTEREST

Councillor Green declared a non-pecuniary and less than significant interest in Item 14.7 – Police & Citizens Youth Club (PCYC) Parramatta at CommBank Stadium being that he is a Club member of PCYC Parramatta. He remained in the Chamber during debate and voting on the matter.

8. MINUTES OF THE LORD MAYOR

8.1 SUBJECT February / March 2022 NSW Floods

REFERENCE F2021/02779 - D08448016

REPORT OF Lord Mayor, Councillor Donna Davis

3685 RESOLVED (Davis/Bradley)

- (a) **That** Council note the significant weather event occurring across eastern New South Wales and Queensland, resulting in impacts from flood and storm conditions in the City of Parramatta.
- (b) **That** Council note that these devastating floods have resulted in the known loss of 22 lives, 13 in Queensland and 9 in New South Wales, including the tragic loss of two lives in Wentworthville.
- (c) **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.
- (d) **That** Council note that the City of Parramatta is one of 17 local government areas in NSW to have been declared a disaster area 22 February, with individuals and Councils eligible for flood assistance support through Service NSW.
- (e) **That** Council thanks the NSW State Emergency Services, NSW Police, emergency services personnel and other agencies who have responded to calls for help across the City.
- (f) **That** Council thanks the Council staff who have worked day and night throughout the severe weather and flooding experienced since 22 February to inspect sites, assist emergency services, provide resources and commence the clean-up, including Council's Local Emergency Management Officer.

- (g) **That** Council note Resilience NSW has established a Greater Sydney Region Recovery Committee, to lead the recovery efforts for the storm and flood impacted LGAs and communities, with City of Parramatta Council a member of this Committee.
- (h) **That** Council note the Office of Local Government has activated the Local Government Emergency Recovery Support Group to co-ordinate support activities between Council's across the state, with City of Parramatta a part of this.
- (i) **That** Council note members of the community wishing to donate to relief and recovery efforts are encouraged to do so through GIVIT or the Australian Red Cross as outlined in the Minute background, and that Council donate \$10,000 through GIVIT to the NSW Floods Appeal.
- (j) **Further, that** Council promote GIVIT and the Australian Red Cross on Council's social media platforms.

8.2 SUBJECT War in Ukraine

REFERENCE F2021/02779 - D08447889

REPORT OF Lord Mayor, Councillor Donna Davis

3686 RESOLVED (Davis/Esber)

- (a) **That** Council condemn the unprovoked war being waged against the people of Ukraine and their democratically elected government, and call on the Commonwealth Government to do whatever is possible to assist the people of Ukraine in this time of need.
- (b) **That** Council write to the Prime Minister, Federal Leader of the Opposition, the Minister for Immigration, Citizenship, Migrant Services and Multicultural Affairs, the Shadow Minister for Immigration and Citizenship and local Members of Parliament, calling on the Commonwealth Government to adopt a generous and timely approach to assisting Ukrainian citizens who may need asylum and sanctuary in Australia.
- (c) **That** Council note the City of Parramatta is a proud multicultural community and a Refugee Welcome Zone, and welcomes those who may seek refuge in Australia.
- (d) **That** Council write to the Embassy of Ukraine in Australia.
- (e) **Further, that** Council observe a minutes silence in the Chamber in respect of the innocent lives lost as a result of the war in Ukraine.

Note: Council observed a minute's silence.

8.3 SUBJECT Condolence Motion Peter Herlinger

REFERENCE F2021/02779 - D08447867

REPORT OF Lord Mayor, Councillor Donna Davis

3687 RESOLVED (Davis/Pandey)

- (a) **That** Council acknowledge the passing of former Holroyd Mayor, Peter Herlinger.
- (b) **Further, that** the Chamber hold a minute's silence as a gesture of respect on Mr Herlinger's passing and in recognition of his contributions to the local community.

Note: Council observed a minute's silence.

8.4 SUBJECT Don't Leave Local Communities Behind - 2022 ALGA Federal Election Campaign

REFERENCE F2021/02779 - D08448218

REPORT OF Lord Mayor, Councillor Donna Davis

3688 RESOLVED (Davis/Esber)

- (a) **That** Council supports the national funding priorities of the Australian Local Government Association (ALGA).
- (b) **That** Council agrees to support and participate in the Australian Local Government Association's advocacy for their endorsed national funding priorities by writing to the local Federal Member(s) of Parliament, all known election candidates in local Federal electorates and the President of the Australian Local Government Association to:
 - a. express support for ALGA's funding priorities;
 - b. identify priority local projects and programs that could be progressed with the additional financial assistance from the Federal Government being sought by ALGA; and
 - c. seek funding commitments from the members, candidates and their parties for these identified local projects and programs.
- (c) **Further, that** Council note participation in this national advocacy campaign does not preclude City of Parramatta from advocating on additional local needs and issues, but will strengthen the national campaign and sector wide support for all 537 Australian Local Governments.

MATTER OF URGENCY

3689 RESOLVED (Pandey/Garrard)

That a procedural motion be granted to allow consideration of a matter of urgency in relation to the passing of Shane Warne and Rodney Marsh.

The Lord Mayor ruled the matter urgent.

3690 RESOLVED (Pandey/Noack)

- (a) **That** Council acknowledge the passing of former Australian cricketers Shane Warne and Rodney Marsh.
- (b) **That** the Lord Mayor write to Cricket Australia acknowledging the passing of Mr Warne and Mr Marsh.
- (c) **Further, that** Council observes a minute's silence as a gesture of respect on the passing of Mr Warne and Mr Marsh and in recognition of their contribution to Australian cricket.

Note: Council observed a minute's silence.

9. PUBLIC FORUM

9.1 SUBJECT PUBLIC FORUM 1: Item 13.10 - Post-exhibition - Planning Proposal, draft Site-Specific Development Control Plan and draft Planning Agreement for 85-91 Thomas Street, Parramatta

REFERENCE F2022/00105 - D08443668

FROM Mr Greg McDonald

Dear Lord Mayor and Councillors,

I wish to speak before you this evening in relation to item 13.10 proposed rezoning of 85-91 Thomas Street Parramatta for consideration at tonight's Council meeting. I wish to speak against the proposal.

I urge you to support Parramatta Local Planning Panels' recommendation to Council on 15 February 2022. The Panel stated "*Nil costs to Council do not outweigh the adverse impacts of the isolated rezoning of the Site*".

I am one of the many adverse impacts. Nine years ago I bought a town house on Thomas Street, with its appealing mix of three storey town houses and older freestanding cottages, as my retirement home.

Today I find I may be living next door to two large eight storey boarding room buildings where the overshadowing is so great that the maximum sunlight my residence will receive is three hours daily. I, along with other residents in my complex and the larger complex on the other end of the site are asked to sacrifice our quiet enjoyment of our homes and street. I speak to other residents on Thomas Street and surrounding streets, all also zoned residential R4. They are distressed about the precedence

this sets for their streets, for the negative impact on our wildlife, our River, the heritage listed Wetlands and mangroves.

It doesn't seem a fair exchange for the grant to Council of 2, 496sqm of land which can't be built upon in any case.

In closing, I do not accept that council will have to purchase this land if this development is refused and developer wishes to proceed and the developer will have to build units to comply with the already existing R4 11 metre maximum height zoning.

Following is a extract from DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil WORKSHOP/BRIEFING DATE: 9 March 2022

That part of 85 Thomas Street (refer Figure 6) is currently on the Land Acquisition Reservation Map of the Parramatta LEP 2011 and therefore in the future Council is required to acquire that parcel of land. It is estimated that this would be in the order of \$1.3 - \$1.5M. Cycleway access along the Parramatta River foreshore would remain via the existing easement.

STAFF RESPONSE

No staff response provided.

Note: Councillor Garrard left the Chamber at 7:13pm and returned at 7:14pm during the consideration of Public Forum 1.

9.2 SUBJECT PUBLIC FORUM 2: Item 13.10 - Post-exhibition - Planning Proposal, draft Site-Specific Development Control Plan and draft Planning Agreement for 85-91 Thomas Street, Parramatta

REFERENCE F2022/00105 - D08446174

FROM Ms Gillean Opoku

- Affects the development will have over the apartment block 93-95 on Thomas Street, in particular my apartment - Severe overshadowing. 3 hours is not enough sunlight
- Concern the council is not acting on behalf their residents if this is approved
- Turning this side of Parramatta into a concrete jungle
- Congestion on the street.

STAFF RESPONSE

No staff response provided.

9.3 SUBJECT PUBLIC FORUM 3: Item 13.10 - Post-exhibition - Planning Proposal, draft Site-Specific Development

Control Plan and draft Planning Agreement for 85-91
Thomas Street, Parramatta

REFERENCE F2022/00105 - D08442326

FROM Ms Maskini Chahine

Dear Lord Mayor and Councillors

I wish to speak before you this evening in relation to item 13.10 for consideration at tonight's meeting (14 March 2022).

My public forum:

85-91 Thomas Street Parramatta should NOT be rezoned and the maximum building height of these four blocks should be kept in-line with the zoning of the rest of Thomas Street which is currently set at 11m.

I raise this as an issue because if the building height was doubled, there would be detrimental effects to the environment and to the community, 85-91 Thomas Street Parramatta is situated on the northside directly abutting the Baludarri Wetland which has endangered and protected species.

According to the City of Parramatta Council 'Baludarri Wetland Plan of Management' (2010), key features of the Baludarri Wetland include: Coastal saltmarsh, which is listed as threatened species Freshwater wetlands which is listed in conservation acts.

Migratory birds and migratory bird habitats which are protected under Australian Federal Government and inter governmental agreements.
Heritage listed mangroves

The Baludarri Wetland Plan of Management' states that:

"Reducing pollution, avoiding vegetation removal and protecting wetland biological diversity and integrity are important activities that maintain and improve the resiliency of saltmarsh ecosystems under changed climatic conditions".

Having a 22m high building directly adjacent to the wetlands with cause shading, storm water run-off and litter onto the adjacent wetlands.

Other Issues relate to the population density in the area - Parramatta has already exceeded population density targets. The residents in the area object. For example, there were over 300 signatures on a petition objecting to a Development Application for a 6-storey, 4-block wide structure at this site.

The developer has not met the conditions of the gateway determination regarding this site, which were made by the A/Director of the NSW Dept of Planning, Industry and Environment, and the timeframe for the gateway determination has now lapsed - it lapsed in August 2021.

On the 15 February 2022, the Parramatta Planning Panel recommended against changes to the zoning and against doubling maximum allowable building height for this site

A grand scale development does not suit the current and foreseeable infrastructure of Thomas Street. There is not enough parking on Thomas Street and the site is too far from services e.g. it is a 25 minute walk from Parramatta shopping precinct and Parramatta Train Station.

Traffic concerns: Thomas Street already has a number of traffic issues which are likely to worsen when the changes to the Pemberton St/Victoria Road intersection come into effect.

In summary, in relation to this site, I am seeking that Council keep the current zoning and current maximum building height which is set at 11m.

Thank you.

EXECUTIVE DIRECTOR, CITY PLANNING & DESIGN RESPONSE

The impacts of the Planning Proposal including building height, amenity, biodiversity and traffic concerns raised in this and the other public forum statements are addressed in the Council report, including in detail in Attachment 1 which addresses the matters raised in submissions during the public exhibition.

This particular public forum states that the conditions of the Gateway Determination have not been met and the Gateway Determination timeframe has lapsed. These statements are incorrect. All of the Gateway Determination conditions have been addressed. Whilst the Gateway Determination originally stipulated a completion date of 18 August 2021, the then Department of Planning, Industry and Environment issued an amended Gateway Determination for the Planning Proposal on 27 October 2021 which provides for a revised completion date of 31 March 2022. It is noted that the amended Gateway Determination was issued by the Department after the public exhibition period.

10. PETITIONS

There were no petitions tabled at this meeting.

11. RESCISSION MOTIONS

Nil

PROCEDURAL MOTION

3691 RESOLVED (Esber/Garrard)

That the order of business be amended to permit Item 13.10 – Post-exhibition - Planning Proposal, draft Site-Specific Development Control Plan and draft Planning Agreement for 85-91 Thomas Street,

Parramatta to be considered at the commencement of consideration of Council business.

13.10 SUBJECT Post-exhibition - Planning Proposal, draft Site-Specific Development Control Plan and draft Planning Agreement for 85-91 Thomas Street, Parramatta

REFERENCE F2022/00105 - D08413617

APPLICANT/S Think Planners

OWNERS Century 888 Pty Ltd

REPORT OF Project Officer Land Use

3692 RESOLVED (Esber/Darley)

(a) **That** Council, as the plan-making authority, not finalise the Planning Proposal for land at 85-91 Thomas Street, Parramatta which seeks to amend Parramatta Local Environmental Plan 2011 as follows:

- i. Maintaining the R4 High Density Residential zone for the developable part of the site (3,825sqm) and extending the RE1 Public Recreation zone for the undevelopable land (1,200sqm) affected by the Natural Resources - Biodiversity control;
- ii. Increasing the maximum Height of Building (HOB) control from 11 metres to 22 metres across the R4 High Density Residential zoned part of the site, and removing the HOB control from the RE1 Public Recreation zoned part of the site;
- iii. Increasing the Floor Space Ratio (FSR) control from 0.8:1 to 1.3:1 across the R4 High Density Residential zoned part of the site, and removing the FSR control from the RE1 Public Recreation zoned part of the site;
- iv. Removing No.85 Thomas Street from the Land Reserved for Acquisition Map, subject to execution of the Planning Agreement; and
- v. Amending the Minimum Lot Size control to apply to the proposed R4 High Density Residential land only and remove this control from the proposed RE1 Public Recreation zoned land.

(b) **Further, that** Council does not support the Planning Proposal for the following reasons:

- i. The Planning Proposal lacks strategic planning merit as it seeks to increase height above the surrounding area's maximum height of 11 metres which would result in an incongruous and undesirable future-built form;
- ii. The visual impact of a future 22-metres high building from Thomas Street, the public domain and public walkway along the Parramatta River foreshore would be unacceptable; and

- iii. The Planning Proposal will negatively impact on the privacy and amenity of surrounding development and impact on local character.

DIVISION A division was called, the result being:-

AYES: Councillors Bradley, Darley, Davis, Esber, Garrard, Green, Humphries, Maclean, Noack, Pandey, Procriv, Valjak, Wang and Wearne

NOES: Nil

12. FOR NOTATION

12.1 SUBJECT Investment Report for December 2021

REFERENCE F2022/00105 - D08423166

REPORT OF Tax and Treasury Accountant

3693 RESOLVED (Pandey/Noack)

That Council receive and note the Investment Report for December 2021.

12.2 SUBJECT Investment Report for January 2022

REFERENCE F2022/00105 - D08407506

REPORT OF Tax and Treasury Accountant

3694 RESOLVED (Pandey/Noack)

That Council receive and note the Investment Report for January 2022.

PROCEDURAL MOTION

3695 RESOLVED (Garrard/Wearne)

That the order of business be amended to permit Item 12.3 - CBD Revitalisation Grant Program to be considered after the adjournment.

Note: Item - 12.3: CBD Revitalisation Grant Program has been moved to another part of the document.

12.4 SUBJECT Proposed traffic improvements on Hill Road, Wentworth Point

REFERENCE F2022/00198 - D08415187

REPORT OF Traffic & Transport Team Leader

3696 RESOLVED (Noack/Garrard)

- (a) **That** a monthly update be provided to Ward Councillors regarding the status of the Federal Funding application under its Stimulus Program.
- (b) **That** should the outcomes of the Federal Funding be unsuccessful or not received by end of July 2022, that Council will endeavour to secure alternative funding for the traffic signal upgrade at Hill Road and Bennelong Parkway, to ensure these works are completed in the 2022/23 financial year.
- (c) **That** Council continue to contact the developer advising of Council's resolution calling for the urgent construction of the planned roundabout and street crossing at the corner of Hill Road and Burroway Road.
- (d) **Further, that** updates on both projects referred to in this report be provided to each meeting of the Parramatta Traffic Committee and included in the minutes reported to Council until the projects are complete

13. FOR COUNCIL DECISION

13.1 SUBJECT Councillor Representation on Statutory Committees and External Bodies

REFERENCE F2022/00105 - D08385559

REPORT OF Governance Manager

3697 RESOLVED (Esber/Garrard)

- (a) **That** Council note the appointment of the following Councillors to the Audit Risk and Improvement Committee for the current term of Council:

Audit Risk & Improvement Committee	Deputy Lord Mayor, Cr Pandey Cr Garrard Cr Maclean (alternate) Cr Valjak (alternate)
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- (b) **That** Council approve the appointment of Councillors to the following statutory committees and external bodies for the current term of Council:

CEO Performance Review Committee	Lord Mayor, Cr Davis Deputy Lord Mayor Cr Pandey Cr Garrard Cr Valjak
CivicRisk Mutual	Cr Darley
Floodplain Risk Management Advisory Committee	Cr Bradley Cr Prociv

NSW Public Libraries Association	Cr Humphries
Parramatta Community Fund Advisory Group	Not required at this time
Parramatta Legal and Justice Expansion Coalition	Lord Mayor, Cr Davis Deputy Lord Mayor Cr Pandey OR Cr Wearne(alternate)
Parramatta Light Rail Business Reference Group	Lord Mayor, Cr Davis Deputy Lord Mayor, Cr Pandey
Parramatta River Catchment Group	Cr Prociv Cr Darley (alternate)
Parramatta Traffic Committee	Cr Noack (Chair) Cr Green (alternate)
Parramatta Traffic Engineering Advisory Group	Cr Noack (Chair) Cr Green (alternate)
Sydney Central City Planning Panel	Cr Pandey Cr Siviero Cr Garrard (alternate) Cr Valjak (alternate)
Western Sydney Academy of Sport	Cr Green Cr McClean
Policy Advisory Committee	Lord Mayor, Cr Davis Deputy Lord Mayor, Cr Pandey Cr Garrard Cr Prociv Cr Valjak Cr Wearne Cr Darley (Alternate)

- (c) **That** the respective bodies be advised of these appointments.
- (d) **Further, that** Council delegate authority to the Chief Executive Officer the following road and traffic functions:
- Linemarking (lane lines, separation lines, edge lines, barrier lines, etc);
 - Parking restrictions (excluding preferential and residential parking schemes);
 - Advisory signposting;
 - Works zones;
 - Taxi zones / bus zones (subject to consultation with relevant associations and bodies and Transport for NSW);
 - Angled and disabled parking;
 - Light traffic thoroughfares;
 - Regulatory signs (other than turn restrictions and one-way restrictions);
 - Marked foot crossings and children crossings (other than raised crossings or where road narrowing is involved);
 - Temporary road closures / on-the-spot road closures for annual events (as per RMS requirements and subject to Police approval).

13.2 SUBJECT Appointment of Community Representatives to the Parramatta Local Planning Panel

REFERENCE F2021/01980 - D08411416

REPORT OF Strategic Business Manager

3698 RESOLVED (Esber/Valjak)

- (a) **That** Council approve and delegate authority to the Chief Executive Officer to appoint the individuals contained in Attachment 1 as community representatives to the Parramatta Local Planning Panel, subject to the satisfactory completion of probity checks, for the period 1 April 2022 until 29 February 2024.
- (b) **Further, that** Council endorse community panel members to be representatives for all wards.

13.3 SUBJECT Minutes of the Parramatta Traffic Committee meeting held on 9 February 2022

REFERENCE F2021/00521 - D08385533

REPORT OF Traffic and Transport Manager

3699 RESOLVED (Maclean/Noack)

- (a) **That** Council note the minutes of the Parramatta Traffic Committee meeting held on 9 February 2022, as provided at Attachment 1.
- (b) **Further, that** Council approve the recommendations of the Parramatta Traffic Committee meeting held on 9 February 2022 provided at Attachment 1 and in this report, noting the following financial implications for each item.

I. ITEM 2202 A1 JUNCTION ROAD, WINSTON HILLS – PROPOSED PEDESTRIAN REFUGE

The two proposed pedestrian refuge islands in Junction Road west of Bellotti Avenue and east of Ixion Street are to be delivered by The Hills Shire Council in 2021/22, subject to the availability of funding from TfNSW. Accordingly, there will not be any direct impact on Council's budget from the construction.

II. ITEM 2202 A2 AVENUE OF OCEANIA – PROPOSED COMBINED RAISED PEDESTRIAN AND CYCLISTS CROSSING

The estimated cost for constructing a new combined raised pedestrian and cyclists crossing in Avenue of Oceania at Louise Sauvage Pathway, Newington is \$240,000. This project has received funding of \$18,000 from Council's Active Transport Program to undertake detailed design in 2021/22.

There is currently no funding available for construction of this project. However, consideration will be given to fund construction of this project in 2022/23. Possible sources of funding could be through NSW Government's Active Transport Program or Council's Active Transport Program in 2022/23.

III. ITEM 2202 A3 WARD STREET, EPPING – PROPOSED RAISED PEDESTRIAN CROSSING

The estimated cost to construct a new raised pedestrian crossing in Ward Street, Epping is \$280,000. This project has received 100% funding from the Federal Government Stimulus Commitments on Road Safety Program (School Zone Infrastructure). Accordingly, there will not be any direct impact on Council's budget.

It is to be noted that Schools Infrastructure NSW (SINSW) will fund the construction of a footpath on the east side of Ward Street (opposite school) from Carlingford Road to Lilli Pilli Street in accordance with the conditions of consent for the State Significant Development Approval for the upgrade of Epping West Public School. This work will be undertaken separately from this pedestrian crossing project and there will not be any direct impact on Council's budget.

IV. ITEM 2202 A4 HILL ROAD, WENTWORTH POINT – PROPOSED PEDESTRIAN REFUGE ISLANDS

Council has allocated a total of \$310,000 in 2021/22 for the Hill Road Master Plan including short-term pedestrian safety works in Hill Road. From this, \$108,000 has been spent on footpath works and the lighting masterplan as well as other commitments. The remaining funds within this budget are proposed to be used on the proposed pedestrian refuge islands. Should these funds be insufficient to deliver all three facilities, Place Management will consult with the Rosehill Ward Councillors regarding the prioritisation of the project prior to commencement of construction.

V. ITEM 2202 A5 REMBRANDT STREET, CARLINGFORD – PROPOSAL TO INSTALL RAISED PEDESTRIAN CROSSING

This report was withdrawn for a site meeting to be held between Ward Councillors and staff to discuss the proposal. Accordingly, there will not be any direct impact on Council's budget at this stage.

VI. ITEM 2202 A6 ORCHARD ROAD AT PLYMPTON ROAD, BEECROFT – PROPOSAL TO INSTALL RAISED PEDESTRIAN CROSSING

The estimated cost for constructing a new raised pedestrian crossing in Orchard Road north of Plympton Road, Beecroft is \$250,000. This project has received funding of \$18,750 from Council's Active Transport Program to undertake detailed design in 2021/22.

There is currently no funding available for construction of this project. However, consideration will be given to fund construction of this project in 2022/23. Possible sources of funding could be through NSW Government's Active Transport Program or Council's Active Transport Program in 2022/23.

VII. ITEM 2202 A7 ALAMEIN AVENUE WEST OF BARDIA ROAD, CARLINGFORD – RAISED PEDESTRIAN CROSSING

The estimated cost for installing a new Raised Pedestrian Crossing located in Alamein Avenue west of Bardia Road, Carlingford is \$240,000. This project has received funding of \$18,000 from Council's Active Transport Program to undertake detailed design in 2021/22. Funding is currently not available for construction. However, Council staff are exploring funding opportunities so that this project can be delivered in the 2022/23 financial year.

VIII. ITEM 2202 A8 CARTER STREET, BIRNIE AVENUE AND M4 MOTORWAY CORRIDOR, LIDCOMBE – PROPOSED SEPARATED BIKE PATHS, SHARED PATHS, CYCLIST BRIDGES, TURNING BAY, AND PEDESTRIANS AND CYCLIST FACILITIES - UPDATE

The total estimated cost of construction and design of this project including pedestrian and cyclist bridges is \$14,063,704. Of the total cost, \$5,000,000 is to be funded through a grant received from Department of Planning's Precinct Support Scheme (PSS) and \$3,463,997 from the Developer Contributions Plan. The remaining balance of \$5,599,707 would be required to be funded from other sources. Note that an application will be lodged with TfNSW to fund this project through the Active Transport Program for construction. It is intended to commence construction when the funding for the entire project becomes available.

13.4 SUBJECT Minutes of the Traffic Engineering Advisory Group meeting held on 9 February 2022

REFERENCE F2021/00521 - D08385546

REPORT OF Traffic and Transport Manager

3700 RESOLVED (Maclean/Noack)

- (a) **That** Council note the minutes of the Traffic Engineering Advisory Group meeting held on 9 February 2022, provided at Attachment 1.
- (b) **Further, that** Council approve the recommendations of the Traffic Engineering Advisory Group meeting held on 9 February 2022 provided at Attachment 1 and in this report, noting the following financial implications for each item.

I. ITEM 2110 B1 REVIEW OF PROPOSED TRAFFIC SIGNALS AT THE INTERSECTION OF CARLINGFORD ROAD AND HEPBURN AVENUE, EPPING

This report provides a response to a local resident and Epping Civic Trust regarding the request to relocate the proposed traffic signals from Carlingford Road/Hepburn Avenue to Carlingford Road/Pennant Parade, Epping. Therefore, this matter has no financial impact upon Council's budget. This project has been included in the list of projects to be funded by Developer Contributions.

II. ITEM 2202 B2 GIBSON ROAD AND MORTON STREET, PARRAMATTA – REQUEST FOR TRAFFIC CALMING

This report does not recommend any changes in Morton Street and Gibson Road, Parramatta. Therefore, this matter has no financial impact upon Council's budget.

III. ITEM 2202 B3 EAT STREET CAR PARK, PARRAMATTA CBD – REVIEW OF ACCESSIBLE PARKING

This report recommends that further investigations be undertaken to increase the height clearances and number of accessible parking spaces in Eat Street Car Park. This report also provides an update on Westfield Parramatta's progress in providing accessible parking information on their website and Council's progress in preparing an information package on accessible parking spaces in Parramatta CBD. These recommendations will only involve staff time and the cost will be covered under existing employee budgets.

IV. ITEM 2202 B4 KENWORTHY STREET, DUNDAS – REVIEW OF PEDESTRIAN CONDITION

There are no changes proposed in Kenworthy Street, Dundas. Accordingly, there are no financial implications to Council's budget.

V. ITEM 2202 B5 NORTH ROCKS PARK DRIVEWAY ON FARNELL AVENUE, CARLINGFORD – PETITION TO REOPEN GATE

That the report on access for North Rocks Park be deferred for a site meeting with Ward Councillors and Council staff to review traffic conditions in this location.

VI. ITEM 2202 B6 CITY OF PARRAMATTA TfNSW CRASH STATISTICS JANUARY 2016 TO DECEMBER 2020

This report has no financial impact upon Council's budget.

VII. PROJECTS RECENTLY COMPLETED, PROJECTS CURRENTLY FUNDED, AND PROJECTS LISTS FOR CONSIDERATION OF FUTURE FUNDING

This report has no financial impact upon Council's budget.

VIII. OUTSTANDING WORKS INSTRUCTIONS

Transport for NSW Block Grant funds for 2021/22 have been used for these works.

IX. BOLD STREET, GRANVILLE – REQUEST FOR MAINTENANCE OF PAVEMENT MARKINGS

Transport for NSW Block Grant funds for 2021/22 will be used to undertake the requested works.

13.5 SUBJECT Sportsground Strategy and Action Plan
REFERENCE F2021/00521 - D08385527
REPORT OF Recreation Planner

3701 RESOLVED (Pandey/Garrard)

That Council defer consideration of this matter to a Councillor Workshop.

13.6 SUBJECT Dunlop Street Pedestrian and Cyclist Paths, Epping
REFERENCE F2022/00105 - D08401181
REPORT OF Senior Project Officer Transport Planning

3702 RESOLVED (Maclean/Wearne)

(a) **That** Council note the feedback from the community consultation documented at Attachment 1.

(b) **That** Council approve the reduced scope of works to support walking and cycling to the new Epping South Public School, as set out below and at Attachment 2 for submission to the Parramatta Traffic Committee for consideration:

- 1 Install a shared path with separate footpath on the northern verge of Dunlop Street between Hermington Street and Neil Street, and the eastern verge of First Avenue between Dunlop Street and Grimes Lane, Epping.

- 2 Install a shared path on the northern verge of Dunlop Street between Neil Street and Ryde Street, and western verge of Ryde Street between Wyralla Avenue and Dunlop Street.
- 3 Install raised pedestrian and cyclist crossings of Neil Street and Park Street at Dunlop Street, and Dunlop Street at First Avenue, Epping.
- 4 Install a kerb buildout on the western side of Ryde Street at Wyralla Avenue, Epping.

- (c) **That** subject to approval by the Parramatta Traffic Committee, an application be made to external grant bodies to fund construction of the project.
- (d) **Further, that** all submission authors and petitioners be advised of Council's decision.

13.7 SUBJECT Submission on the draft Design and Place State Environmental Planning Policy

REFERENCE F2022/00105 - D08385679

REPORT OF Team Leader Strategic Design

3703 RESOLVED (Pandey/Bradley)

That Council approve the draft submission (Attachment 1) on the draft Design and Place State Environmental Planning Policy (DP SEPP) and its accompanying policies, guides and supporting material, and forward it to the Department of Planning and Environment, noting that it includes the following key themes:

- a) Council's support for the intent of the draft DP SEPP, focused on elevating design quality, unifying design guidance documents in NSW, and better integration with the planning process.
- b) Council's concern for the mechanisms for implementation of the draft DP SEPP, its interpretation and practical application, particularly in higher density contexts such as the Parramatta City Centre.
- c) Council's support for the requirement for accredited design skills necessary to prepare and evaluate the design merit of planning proposals, future precincts, state significant and other development, to ensure appropriately qualified design professionals are part of the assessment of good design.
- d) The need for better alignment with the planning process including Planning proposal reforms, the timing of Design Review Panel (DRP) meetings in relation to development proposals and planning proposals, and the impacts of the DRP and Design Verification Requirements upon operational processes.
- e) The need for further clarification and refinement of the Urban Design Guide to ensure that lack of clarity and definition do not compromise outcomes.
- f) Council's support of the strengthening of ESD considerations and resilience focus through BASIX and net zero targets however the need for further detail in the documentation.

Note: Councillor Darley left the Chamber at 7:56pm and returned at 7:59pm during the consideration of Item 13.7.

PROCEDURAL MOTION

3704 RESOLVED (Pandey/Esber)

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

Note: The meeting was adjourned at 8:00pm for a short recess.

PROCEDURAL MOTION

3705 RESOLVED (Davis/Pandey)

That the meeting resume.

The meeting resumed at 8:17pm with the following Councillors in attendance. The Lord Mayor, Councillor Donna Davis and Councillors Phil Bradley, Kellie Darley, Pierre Esber, Michelle Garrard, Henry Green, Ange Humphries, Cameron Maclean, Paul Noack, Sameer Pandey, Dr Patricia Prociv, Georgina Valjak, Donna Wang and Lorraine Wearne.

12.3 SUBJECT CBD Revitalisation Grant Program

REFERENCE F2022/00105 - D08408588

REPORT OF Events & Festivals Manager

3706 RESOLVED (Garrard/Pandey)

That Council defer consideration of this matter to a Councillor Workshop.

13.8 SUBJECT Submission on the draft Camellia-Rosehill Place Strategy

REFERENCE F2021/00521 - D08386208

REPORT OF Senior Project Officer Land Use

MOTION (Prociv/Noack)

(a) **That** Council approve the draft submission (Attachment 1) on the Camellia-Rosehill Place Strategy, noting that *Council supports the renewal of the Camellia-Rosehill precinct but objects to the current draft Place Strategy* which must be further developed to address the matters identified in the submission before it is finalised, in particular:

- i. The draft Place Strategy and masterplan do not provide sufficient detail and certainty that adequate infrastructure will

- be provided aligned with growth and delivered in a suitably staged manner.
- ii. The draft Place Strategy has not addressed the funding gap of approximately \$416 million identified in the Infrastructure Delivery Plan which could be in the region of \$1.47 billion when taking into account remediation costs and the extent of contributions that can be reasonably expected to be collected under a new Contributions Plan.
 - iii. The precinct-wide remediation strategy does not include sufficient details of the extent of capping, remediation staging, governance and funding arrangements. This must be sufficiently detailed and agreed upon by key government stakeholders prior to settling on land uses.
 - iv. A financially feasible and deliverable traffic and transport solution must be finalised.
 - v. Clear and deliverable solutions are required to the significant compatibility issues of locating residential development on a site constrained by significant flooding, contamination, fuel pipeline blast zones, and noise and odour pollution.
 - vi. The proposed densities within the town centre with building heights between 80m (24 storeys) to 130m (40 storeys) and floor space ratios between 4.5:1 to 5.5:1 are not supported as they are untested and require detailed modelling that also considers the existing significant environmental constraints.
 - vii. The shortfall of up to 28 hectares of open space, the appropriate location of the K-12 school within or closer to the town centre, and the land allocation for the community hub must be resolved consistent with the requirements of Council's Community Infrastructure Strategy (CIS).
 - viii. The proposed master plan must be reconsidered to ensure it delivers the optimal land use mix for the precinct including the provision of higher-order employment uses that build upon Parramatta's strong health and education sectors that would provide greater employment density and continue to bolster innovation in Parramatta.
 - ix. The review required of the master plan must reconsider the scale of residential development proposed in the north-western part of the precinct, and the associated infrastructure it requires, and place greater focus on the provision of more employment compatible with the changing role of Parramatta.
- (b) **That** Council notes that the submission:
- i. Requests that the resolution of the matters identified in the submission is fundamental at this stage and must not be avoided by the inclusion of conditions within a future Ministerial Direction prior to any rezoning, the consequences of which would lead to considerable delays in future rezonings as well as poor planning and urban design outcomes.
 - ii. Advises the NSW Department of Planning and Environment (DPE) that sufficient housing and employment lands have been identified in Council's Local Strategic Planning Statement to meet DPE's identified jobs and dwelling targets

- for City of Parramatta for the period to 2036 without relying on any development taking place at Camellia-Rosehill.
- iii. Requests that the DPE ensures that the resultant long-standing problems that have arisen from the shortcomings of the accelerated precinct planning processes adopted for various precincts within the City of Parramatta; such as the lack of transport options at Wentworth Point; lack of employment generation at Epping town centre; and traffic congestion at Granville; are not repeated at Camellia-Rosehill and that the development of the Place Strategy is founded on comprehensive evidence-based analysis and best practice urban design and planning.
- (c) **That** Council undertake the following:
- i. Forward the submission to the DPE for its consideration.
 - ii. Continue meetings between senior officers of Council and the DPE with the aim of working together to address the issues raised in the submission.
- (d) **Further, that** Council be advised of the NSW Government's response to submissions made on the Camellia-Rosehill Place Strategy.

AMENDMENT (Bradley/Esber)

- (a) **That** Council approve the draft submission (Attachment 1) on the Camellia-Rosehill Place Strategy, noting that *Council supports the renewal of the Camellia-Rosehill precinct but objects to the current draft Place Strategy* which must be further developed to address the matters identified in the submission before it is finalised, in particular:
- i. The draft Place Strategy and masterplan do not provide sufficient detail and certainty that adequate infrastructure will be provided aligned with growth and delivered in a suitably staged manner.
 - ii. The draft Place Strategy has not addressed the funding gap of approximately \$416 million identified in the Infrastructure Delivery Plan which could be in the region of \$1.47 billion when taking into account remediation costs and the extent of contributions that can be reasonably expected to be collected under a new Contributions Plan.
 - iii. The precinct-wide remediation strategy does not include sufficient details of the extent of capping, remediation staging, governance and funding arrangements. This must be sufficiently detailed and agreed upon by key government stakeholders prior to settling on land uses.
 - iv. A financially feasible and deliverable traffic and transport solution must be finalised.
 - v. Clear and deliverable solutions are required to the significant compatibility issues of locating residential development on a site constrained by significant flooding, contamination, fuel pipeline blast zones, and noise and odour pollution.

- vi. The proposed densities within the town centre with building heights between 80m (24 storeys) to 130m (40 storeys) and floor space ratios between 4.5:1 to 5.5:1 are not supported as they are untested and require detailed modelling that also considers the existing significant environmental constraints.
- vii. The shortfall of up to 28 hectares of open space, the appropriate location of the K-12 school within or closer to the town centre, and the land allocation for the community hub must be resolved consistent with the requirements of Council's Community Infrastructure Strategy (CIS).
- viii. The proposed master plan must be reconsidered to ensure it delivers the optimal land use mix for the precinct including the provision of higher-order employment uses that build upon Parramatta's strong health and education sectors that would provide greater employment density and continue to bolster innovation in Parramatta.
- ix. The review required of the master plan must reconsider the scale of residential development proposed in the north-western part of the precinct, and the associated infrastructure it requires, and place greater focus on the provision of more employment compatible with the changing role of Parramatta.

(b) **That** Council notes that the submission:

- i. Requests that the resolution of the matters identified in the submission is fundamental at this stage and must not be avoided by the inclusion of conditions within a future Ministerial Direction prior to any rezoning, the consequences of which would lead to considerable delays in future rezonings as well as poor planning and urban design outcomes.
- ii. Advises the NSW Department of Planning and Environment (DPE) that sufficient housing and employment lands have been identified in Council's Local Strategic Planning Statement to meet DPE's identified jobs and dwelling targets for City of Parramatta for the period to 2036 without relying on any development taking place at Camellia-Rosehill.
- iii. Requests that the DPE ensures that the resultant long-standing problems that have arisen from the shortcomings of the accelerated precinct planning processes adopted for various precincts within the City of Parramatta; such as the lack of transport options at Wentworth Point; lack of employment generation at Epping town centre; and traffic congestion at Granville; are not repeated at Camellia-Rosehill and that the development of the Place Strategy is founded on comprehensive evidence-based analysis and best practice urban design and planning.

(c) **That** Council undertake the following:

- i. Forward the submission to the DPE for its consideration.
- ii. Continue meetings between senior officers of Council and the DPE with the aim of working together to address the issues raised in the submission.

- (d) **That** Council be advised of the NSW Government's response to submissions made on the Camellia-Rosehill Place Strategy.
- (e) **Further that**, the submission be amended at page 10, Section 3.3 Ensuring feasible and effective implementation of a net-zero carbon precinct to read:

“The precinct vision to implement a net-zero precinct by 2050 is broadly supported, but the Australian Climate Council recommendation for net-zero emissions by 2035 is preferable”.

Councillor Prociv, as mover of the original motion, accepted the amendment as part of the motion.

MOTION (Prociv/Noack)

- (a) **That** Council approve the draft submission (Attachment 1) on the Camellia-Rosehill Place Strategy, noting that *Council supports the renewal of the Camellia-Rosehill precinct but objects to the current draft Place Strategy* which must be further developed to address the matters identified in the submission before it is finalised, in particular:
 - i. The draft Place Strategy and masterplan do not provide sufficient detail and certainty that adequate infrastructure will be provided aligned with growth and delivered in a suitably staged manner.
 - ii. The draft Place Strategy has not addressed the funding gap of approximately \$416 million identified in the Infrastructure Delivery Plan which could be in the region of \$1.47 billion when taking into account remediation costs and the extent of contributions that can be reasonably expected to be collected under a new Contributions Plan.
 - iii. The precinct-wide remediation strategy does not include sufficient details of the extent of capping, remediation staging, governance and funding arrangements. This must be sufficiently detailed and agreed upon by key government stakeholders prior to settling on land uses.
 - iv. A financially feasible and deliverable traffic and transport solution must be finalised.
 - v. Clear and deliverable solutions are required to the significant compatibility issues of locating residential development on a site constrained by significant flooding, contamination, fuel pipeline blast zones, and noise and odour pollution.
 - vi. The proposed densities within the town centre with building heights between 80m (24 storeys) to 130m (40 storeys) and floor space ratios between 4.5:1 to 5.5:1 are not supported as they are untested and require detailed modelling that also considers the existing significant environmental constraints.
 - vii. The shortfall of up to 28 hectares of open space, the appropriate location of the K-12 school within or closer to the town centre, and the land allocation for the community hub must be resolved consistent with the requirements of Council's Community Infrastructure Strategy (CIS).

- viii. The proposed master plan must be reconsidered to ensure it delivers the optimal land use mix for the precinct including the provision of higher-order employment uses that build upon Parramatta's strong health and education sectors that would provide greater employment density and continue to bolster innovation in Parramatta.
 - ix. The review required of the master plan must reconsider the scale of residential development proposed in the north-western part of the precinct, and the associated infrastructure it requires, and place greater focus on the provision of more employment compatible with the changing role of Parramatta.
- (b) **That** Council notes that the submission:
- i. Requests that the resolution of the matters identified in the submission is fundamental at this stage and must not be avoided by the inclusion of conditions within a future Ministerial Direction prior to any rezoning, the consequences of which would lead to considerable delays in future rezonings as well as poor planning and urban design outcomes.
 - ii. Advises the NSW Department of Planning and Environment (DPE) that sufficient housing and employment lands have been identified in Council's Local Strategic Planning Statement to meet DPE's identified jobs and dwelling targets for City of Parramatta for the period to 2036 without relying on any development taking place at Camellia-Rosehill.
 - iii. Requests that the DPE ensures that the resultant long-standing problems that have arisen from the shortcomings of the accelerated precinct planning processes adopted for various precincts within the City of Parramatta; such as the lack of transport options at Wentworth Point; lack of employment generation at Epping town centre; and traffic congestion at Granville; are not repeated at Camellia-Rosehill and that the development of the Place Strategy is founded on comprehensive evidence-based analysis and best practice urban design and planning.
- (c) **That** Council undertake the following:
- i. Forward the submission to the DPE for its consideration.
 - ii. Continue meetings between senior officers of Council and the DPE with the aim of working together to address the issues raised in the submission.
- (d) **That** Council be advised of the NSW Government's response to submissions made on the Camellia-Rosehill Place Strategy.
- (e) **Further that**, the submission be amended at page 10, Section 3.3 Ensuring feasible and effective implementation of a net-zero carbon precinct to read:

"The precinct vision to implement a net-zero precinct by 2050 is broadly supported, but the Australian Climate Council recommendation for net-zero emissions by 2035 is preferable".

- (a) **That** Council approve the draft submission (Attachment 1) on the Camellia-Rosehill Place Strategy, noting that *Council supports the renewal of the Camellia-Rosehill precinct but objects to the current draft Place Strategy* which must be further developed to address the matters identified in the submission before it is finalised, in particular:
- i. The draft Place Strategy and masterplan do not provide sufficient detail and certainty that adequate infrastructure will be provided aligned with growth and delivered in a suitably staged manner.
 - ii. The draft Place Strategy has not addressed the funding gap of approximately \$416 million identified in the Infrastructure Delivery Plan which could be in the region of \$1.47 billion when taking into account remediation costs and the extent of contributions that can be reasonably expected to be collected under a new Contributions Plan.
 - iii. The precinct-wide remediation strategy does not include sufficient details of the extent of capping, remediation staging, governance and funding arrangements. This must be sufficiently detailed and agreed upon by key government stakeholders prior to settling on land uses.
 - iv. A financially feasible and deliverable traffic and transport solution must be finalised.
 - v. Clear and deliverable solutions are required to the significant compatibility issues of locating residential development on a site constrained by significant flooding, contamination, fuel pipeline blast zones, and noise and odour pollution.
 - vi. The proposed densities within the town centre with building heights between 80m (24 storeys) to 130m (40 storeys) and floor space ratios between 4.5:1 to 5.5:1 are not supported as they are untested and require detailed modelling that also considers the existing significant environmental constraints.
 - vii. The shortfall of up to 28 hectares of open space, the appropriate location of the K-12 school within or closer to the town centre, and the land allocation for the community hub must be resolved consistent with the requirements of Council's Community Infrastructure Strategy (CIS).
 - viii. The proposed master plan must be reconsidered to ensure it delivers the optimal land use mix for the precinct including the provision of higher-order employment uses that build upon Parramatta's strong health and education sectors that would provide greater employment density and continue to bolster innovation in Parramatta.
 - ix. The review required of the master plan must reconsider the scale of residential development proposed in the north-western part of the precinct, and the associated infrastructure it requires, and place greater focus on the provision of more employment compatible with the changing role of Parramatta.
- (b) **That** Council notes that the submission:

- i. Requests that the resolution of the matters identified in the submission is fundamental at this stage and must not be avoided by the inclusion of conditions within a future Ministerial Direction prior to any rezoning, the consequences of which would lead to considerable delays in future rezonings as well as poor planning and urban design outcomes.
- ii. Advises the NSW Department of Planning and Environment (DPE) that sufficient housing and employment lands have been identified in Council's Local Strategic Planning Statement to meet DPE's identified jobs and dwelling targets for City of Parramatta for the period to 2036 without relying on any development taking place at Camellia-Rosehill.
- iii. Requests that the DPE ensures that the resultant long-standing problems that have arisen from the shortcomings of the accelerated precinct planning processes adopted for various precincts within the City of Parramatta; such as the lack of transport options at Wentworth Point; lack of employment generation at Epping town centre; and traffic congestion at Granville; are not repeated at Camellia-Rosehill and that the development of the Place Strategy is founded on comprehensive evidence-based analysis and best practice urban design and planning.

- (c) **That** Council undertake the following:
- i. Forward the submission to the DPE for its consideration.
 - ii. Continue meetings between senior officers of Council and the DPE with the aim of working together to address the issues raised in the submission.
- (d) **That** Council be advised of the NSW Government's response to submissions made on the Camellia-Rosehill Place Strategy.
- (e) **Further that**, the submission be amended at page 10, Section 3.3 Ensuring feasible and effective implementation of a net-zero carbon precinct to read:

"The precinct vision to implement a net-zero precinct by 2050 is broadly supported, but the Australian Climate Council recommendation for net-zero emissions by 2035 is preferable".

13.9 SUBJECT Post-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 135 George Street and 118 Harris Street, Parramatta (Albion Hotel site)

REFERENCE RZ/3/2017 – D08426898

APPLICANT/S Think Planners

OWNERS PIC Royal Investments Pty Ltd

REPORT OF **Error! No document variable supplied.**

3708 RESOLVED (Garrard/Esber)

- (a) **That** Council notes the submissions made during the public exhibition of the Planning Proposal, draft Development Control Plan (DCP) and draft Planning Agreement at 135 George Street and 118 Harris Street, Parramatta (Albion Hotel site). A summary of submissions is provided at Attachment 1.
- (b) **That** Council notes the Gateway alteration issued by the (then) Department of Planning, Industry and Environment (DPIE) on 28 October 2021 determining that the Planning Proposal should not proceed on the basis that the Parramatta CBD Planning Proposal is seen as a more efficient way of achieving the objectives of the site-specific Planning Proposal (refer to Attachment 2). Therefore Council is not able to further consider the Planning Proposal which will establish the height and floor space ratio controls for the site as these controls will be determined by the Department of Planning and Environment (DPE) through the finalisation of the Parramatta CBD Planning Proposal.
- (c) **That** Council forward this report and copies of all submissions received during the exhibition period including community, State and Federal Government agency submissions to the Department of Planning and Environment (DPE) for its consideration as requested by the then DPIE in the Gateway alteration issued on 28 October 2021.
- (d) **That** Council approve the site specific-DCP at Attachment 4 for finalisation and inclusion within Part 10 (Site Specific Controls) of the finalised Parramatta City Centre DCP, including the minor amendments at Attachment 5 in this report, following the finalisation of the Parramatta CBD Planning Proposal.
- (e) **That** Council approve the Planning Agreement at Attachment 6 and delegate authority to the Chief Executive Officer to finalise the Planning Agreement and to sign it on Council's behalf.
- (f) **Further, that** Council delegate authority to the Chief Executive Officer to make any minor, administrative and/or non-policy amendments to the site-specific Development Control Plan and/or Planning Agreement during the finalisation processes.

DIVISION A division was called, the result being:-

AYES: Councillors Darley, Davis, Esber, Garrard, Green, Humphries, Maclean, Noack, Pandey, Valjak, Wang and Wearne

NOES: Councillors Bradley and Procriv

Note: Item - 13.10 Post-exhibition - Planning Proposal, draft Site-Specific Development Control Plan and draft Planning Agreement for 85-91 Thomas Street, Parramatta has been moved to another part of the document.

13.11 SUBJECT Post-exhibition - Planning Proposal and draft Planning Agreement for 1 Windsor Road, North Rocks

REFERENCE F2022/00105 - D08412894

APPLICANT/S Fabcot Pty Ltd

OWNERS J L Dunrose Pty Ltd

REPORT OF Project Officer

3709 RESOLVED (Garrard/Valjak)

- (a) **That** Council receives and notes submissions made during the public exhibition of the Planning Proposal and draft Planning Agreement for 1 Windsor Road, North Rocks.
- (b) **That** Council approve the Planning Proposal (Attachment 2) for land at 1 Windsor Road, North Parramatta for finalisation that seeks to amend Schedule 1 in Parramatta (formerly The Hills) Local Environmental Plan (LEP) 2012 by adding 'retail premises' as an additional permitted use (limited to a maximum of 3,800m²) to facilitate a supermarket and liquor store.
- (c) **That** Council approve the draft Planning Agreement for finalisation (Attachment 3), that proposes to:
1. Dedicate a portion of the land to Council free of cost (the Dedication of Land) for the purpose of a possible future road widening of James Ruse Drive.
 2. Register a public access easement at no cost to Council, over that part of the Land on which the Bridge Works and the Council Works will be located, in favour of Council (the Easement).
 3. That upon receipt of development consent for the site, the developer construct a lightweight steel bridge structure (3m wide) that is to provide further pedestrian access to the Land from North Rocks Road (the Works).
 4. That upon receipt of development consent for the site, the developer pay a monetary contribution of \$500,000 to Council (the Contribution) to facilitate the construction of a future footbridge connection.
- (d) **That** Council delegate authority to the Chief Executive Officer to:
1. finalise the draft Planning Agreement at Attachment 3, and to sign the Planning Agreement on Council's behalf.
 2. exercise the plan making delegations as granted by the Gateway Determination for this Planning Proposal once the Planning Agreement has been executed by Council.

3. make any minor administrative and/or non-policy amendments to the Planning Proposal, and Planning Agreement during the finalisation processes.

- (e) **Further, that** Council note the Local Planning Panel considered and endorsed the Planning Proposal at its meeting on 15 February 2022 and recommended that Council approve the planning proposal.

DIVISION A division was called, the result being:-

AYES: Councillors Bradley, Darley, Davis, Esber, Garrard, Green, Humphries, Maclean, Noack, Pandey, Prociv, Valjak, Wang and Wearne

NOES: Nil

14. NOTICES OF MOTION

14.1 SUBJECT Fish Kill and Reducing Organic Matter in Our Waterways

REFERENCE F2022/00105 - D08434227

FROM Councillor Kellie Darley

3710 RESOLVED (Darley/Noack)

- (a) **That** Council note over 4,000 fish sadly died recently in Parramatta River, due to fish kills at Rydalmere and Haslams Creek. The NSW Environmental Protection Agency (EPA) have confirmed that the fish kills were caused by a combination of repeated heavy rain, large tidal currents and increased amounts of organic matter in the river leading to critically low levels of oxygen in the water, especially near the bottom of the river. It should be further noted that analysis of water samples did not detect any chemical or common organic contaminants, such as pesticides, that could cause a fish kill and the affected fish showed no visible effects consistent with either acute or chronic chemical contamination.
- (b) **That** Council write to EPA to request the final report on the fish kills in Parramatta River be made publicly available to assist the public to better understand how this event occurred."
- (c) **That** Council ask the PRCG stormwater subcommittee to consider the final report on the fish kills in Parramatta and specifically the most successful and cost-effective actions that could be implemented across the Catchment to stop excessive and harmful amounts of organic matter reaching our waterways, the subcommittee should consider in their review the effectiveness of the following actions:
- i. Best practice park maintenance work to limit the about of grass clippings and other organic matter available to wash into the stormwater network,

- ii. Best practice street-cleaning operations to reduce the amount of organic matter building up on our streets
 - iii. Best practice management practices for gross pollutant traps (GPT's), such as increased cleaning of traps before forecasted major weather events
 - iv. Best practice Education campaign to inform residents and local businesses on the impact of organic (and non-organic) matter washing into drains and our waterways, such as stencilling on City of Parramatta (COP) drains to remind residents that only rain should go down the drain and all drains lead to our river.
- (d) **That** a report be brought back to Council within six (6) months covering the EPA and PRCG findings and provide recommendations on the associated cost on how these recommendations could be implemented.
- (e) **That** Council, in the event of a fish kill happening again, proactively inform the community of the event and the action being taken to investigate and clean up the fish kill, via social media, website and signage.
- (f) **That** Council commend its officers for the prompt action they took on this matter when notified.
- (g) **Further, that** Council thank the many community members who alerted the EPA to these events.

Note: Councillor Valjak left the Chamber at 8:45pm and returned at 8:46pm during the consideration of Item 14.1.

14.2 SUBJECT Summary of Council Meetings

REFERENCE F2022/00105 - D08434596

FROM Councillor Kellie Darley

3711 RESOLVED (Darley/ProCiv)

- (a) **That** Council provide a summary of the matters discussed and decisions made at each Council meeting to the general public, via its website and social media, shortly after the Council meeting, but no later than the Thursday following the Council meeting.
- (b) **Further,** that a short review be made in three months' time to see how the initiative is being received and identify any adjustments that may need to be made.

14.3 SUBJECT Improving Access to Council Business Papers

REFERENCE F2022/00105 - D08435007

FROM Councillor Kellie Darley

3712 RESOLVED (Darley/Bradley)

That Council make the necessary IT and administrative adjustments to the Business Papers website to ensure members of the general public can access an accurate and chronological listing of all Council meetings where a particular matter was discussed, with links to the relevant business papers, within the next 6 months.

14.4 SUBJECT Events Budget (Deferred Item)

REFERENCE F2022/00105 - D08408604

FROM Councillor Michelle Garrard

3713 RESOLVED (Garrard/Pandey)

That Council defer consideration of this matter until after the Councillor Workshop on the CBD Revitalisation Grant Program is held.

Note: Councillor Esber left the Chamber at 8:54pm and returned at 8:57pm during the consideration of Item 14.4.

14.5 SUBJECT CBD Lighting Project (Deferred Item)

REFERENCE F2022/00105 - D08430479

FROM Councillor Michelle Garrard

3714 RESOLVED (Prociv/Noack)

That Council defer consideration of this matter until after the Councillor Workshop on the CBD Revitalisation Grant Program is held.

14.6 SUBJECT Lack of Mobile Service in Wentworth Point

REFERENCE F2022/00105 - D08428209

FROM Councillor Dr Patricia Prociv

3715 RESOLVED (Prociv/Noack)

(a) **That** a report, based on correspondence sent and received from Telstra Corporation, Singtel Optus and TPG Community, seeking updated information on the planned and existing Australian Mobile Network Base Stations, as listed on the RFNSA website at Wentworth Point, be presented to Council no later than 11 April 2022.

(b) **That** the report contains:

- (i) copies of correspondence sent to Telstra Corporation, Singtel Optus and TPG Community in response to the original motion; and
 - (ii) Details of correspondence received from Telstra Corporation, Singtel Optus and TPG Community, on their current and future construction and activation plans to construct and/or upgrade individual facilities in Wentworth Point.
- (c) **Further, that** the Lord Mayor and CEO write to the Federal Minister of Telecommunications and Shadow Minister of Telecommunications on this matter as Council is eager to work with the Telcos to find a solution.

14.7 SUBJECT Police & Citizens Youth Club (PCYC) Parramatta at CommBank Stadium

REFERENCE F2022/00105 - D08432719

FROM Councillor Donna Wang

3716 RESOLVED (Wang/Garrard)

That the Lord Mayor write to the Deputy Premier for Police , The Hon. Paul Toole MP and the Minister for Tourism and Sport, The Hon. Stuart Ayres MP and Venues NSW, requesting an urgent update to the progress of the redevelopment of the new Police & Citizens Youth Club (PCYC) Parramatta to CommBank Stadium.

15. QUESTIONS WITH NOTICE

15.1 SUBJECT Questions Taken on Notice from Council Meeting – 21 February 2022

REFERENCE F2022/00105 - D08426972

FROM Governance Manager

QUESTIONS TAKEN ON NOTICE FROM THE COUNCIL MEETING OF 21 FEBRUARY 2022

Item 13.1 – Minutes of the Heritage Advisory Committee meetings held on 21 October and 25 November 2021

Question from Councillor Garrard

During discussion on the motion moved by Councillor xxx, Councillor Garrard asked the following question:

Please provide details of the Heritage Grant Program, including how long are applications open for, the selection application criteria; how often can applicants apply and the maximum amount of Heritage grants.

Executive Director City Planning & Design Response

How long are applications open for?	Applications are accepted all year round and are considered three times a year.
The selection application criteria?	The selection criteria is provided in the Heritage Grants Guideline, available on Council's website, and contains the following criteria to guide the assessment of applications: <ul style="list-style-type: none">• result in sympathetic repairs to the historic fabric of the building• reinstate architectural features• lead to environmental improvements• enhance public amenity and are highly visible to the public• are for projects which have high public accessibility• meet other major strategic objectives and complement broader conservation objectives• have been undertaken by a non-profit organisation• are for properties of significant conservation value, if located within conservation areas
How often can applicants apply?	In accordance with the Heritage Grants Guideline, an application for funds relating to an individual property is limited to one application per two years. Where more than one application is lodged it will be considered as a lower priority and considered if funding is available.
The maximum amount of a Heritage grant?	One dollar for every four dollars (25%) spent by the applicant on the works with a maximum of \$3,300.

Item 15.1 – Questions Taken on Notice from the Council Meeting – 7 February 2022

Question from Councillor Garrard

Further questions were asked on Item 15.1 – CBD Lighting Program, by Councillor Garrard:

1. *When will the Chamber endorse the five programs identified for the CBD Revitalisation Program Grant?*
2. *When will the Chamber endorse the extension of the CBD Lighting Project?*
3. *Can the relevant Executive Director please contact me to discuss these matters?*

Executive Director City Engagement & Experience Response

1. At the Council meeting of 14 March 2022, item number 12.3 will identify the programs that this grant will benefit.
2. At the Council meeting of 14 March 2022, item number 12.3 Council will be notified of the expanded lighting program

- which will commence on 18 March 2022, in conjunction with Parramatta Nights.
3. The Executive Director has sent an email request dated 7 March 2022, to discuss the CBD Lighting Program and updates have been included in recent communications dated 22 February 2022; and 28 February 2022.

Item 16.1 – Legal Status Report as at 31 January 2022

Questions from Councillor Pandey

During discussion on the motion, Councillor Pandey asked the following question:

1. *What is Council's legal expenditure budget and how much has been spent to date?*
2. *Can we include these rolling details into each of these reports to Council?*

Executive Director Corporate Services Response

The Corporate Services budget includes a Legal Services consultancy budget of \$530,000 of which spend to 31 December 2021 was \$302,000, and a People and Culture legal consultancy budget of \$80,000 of which spend to 31 December 2021 was \$21,000.

Tracking performance against the budget controlled by the legal team will be included in future legal services reports to Council. These funds are expended in connection with planning appeals and external consultants.

In addition to this budget the following directorates hold and control their own legal consultancy budgets of which spend to 31 December 2021 is as follows:

- Property and Place - budget \$593,000, spend of \$183,000
- City Assets and Operations – budget \$220,000, spend of \$164,000
- City Planning and Design – budget \$90,000, spend of \$45,000
- Executive Office – budget \$50,000, spend is \$nil
- City Engagement and Experience – budget \$32,000, spend of \$900.

These budgets are drawn upon to obtain specialist legal advice in connection with key major capital projects, voluntary planning agreements, Council property dealings (easements, covenants) and transactions, and to support Council in its regulatory functions.

Item 16.3 – Re-determine Organisation Structure (Senior Staff Positions)

Questions from Councillor Bradley

During discussion on the motion by Councillor xxx, Councillor Bradley asked the following questions:

1. *What was the budget allocation for redundancies for the previous financial year?*
2. *What is the budget allocation for redundancies for the current financial year?*

Executive Director Corporate Services Response

1. Redundancy provision of \$4,679,164 was raised last year (2020/21) for employees impacted in 2021/22.
2. This financial year, currently, \$3,190,184 remains in the provision.

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.

16. CLOSED SESSION

3717 RESOLVED (Darley/Esber)

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:-

- 16.1 Compulsory Acquisition of 70 Macquarie Street by Metro.
(D08419910) - *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.*

Note: Councillor Garrard left the Chamber at 9:24pm and did not return.

16.1 SUBJECT Compulsory Acquisition of 70 Macquarie Street by Metro

REFERENCE F2021/00105 - D08419910

REPORT OF Development Manager Property Development

3718 RESOLVED (Pandey/Noack)

- (a) **That** Council approve the acceptance of the offer of market value for the property Lot E in DP402952 and known as 70 Macquarie Street Parramatta in the terms as detailed in paragraph 7(a) of this report.
- (b) **That** Council acknowledge the confidentiality of the offer and acceptance.
- (c) **Further, that** Council delegate authority to the Chief Executive Officer to complete and execute all documentation and correspondence related to this matter.

PROCEDURAL MOTION

3719 RESOLVED (Noack/Bradley)

That the meeting resume into Open Session.

17. REPORTS OF RESOLUTIONS PASSED IN CLOSED SESSION

The Chief Executive Officer read out the resolution for Item 16.1.

18. CONCLUSION OF MEETING

The meeting terminated at 9.28pm.

THIS PAGE AND THE PRECEDING 34 PAGES ARE THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON MONDAY, 14 MARCH 2022 AND CONFIRMED ON MONDAY, 28 MARCH 2022.


Chairperson